CVILLE PLANS TOGETHER

Zoning District & Map Overview by Neighborhood

Including Current and Proposed Zoning Districts for Each Planning Neighborhood Area in Charlottesville

February 2023 Draft

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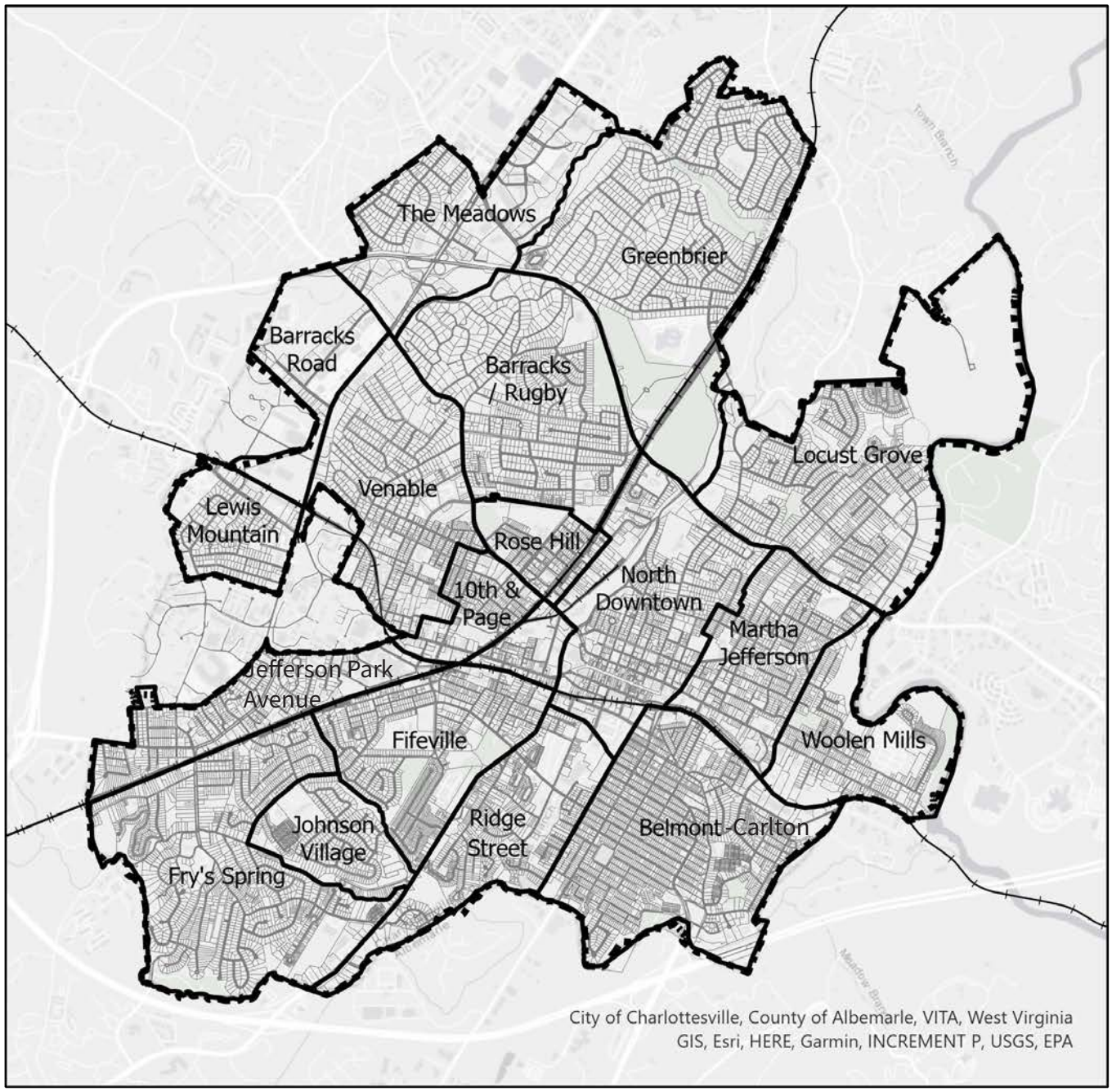
Map of Neighborhood Planning Areas



INTRODUCTION

This document provides an overview of current and proposed zoning districts as well as the current and proposed zoning map. The current and proposed maps are provided for each Neighborhood Planning Area, as listed on the map on the previous page.

Please visit the website (https://cvilleplanstogether.com/draft-zoning/) to read more about the proposed districts and view the proposed zoning map in more detail, or use the links below:

Draft Proposed Zoning Districts and Rules:

- PDF

Draft Proposed Zoning Map:

- PDF
- Interactive Map

Current Zoning Map:

- Available here and as a layer in the interactive map above.

PROPOSED AND CURRENT ZONING DISTRICTS

ZONING DISTRICTS TODAY

RESIDENTIAL

Single-family (R-1)

The single-family residential zoning districts are established to provide and protect quiet, low-density residential areas wherein the predominant pattern of residential development is the single-family dwelling.

R-1	Low-density residential areas
R-1U ("university")	Low-density residential areas in the vicinity of the University of Virginia campus
R-1(S) ("small lot")	Low-density residential areas characterized by small-lot development
R-1U(S) ("university, small lot")	Low-density residential areas in the vicinity of the University of Virginia campus, characterized by small-lot development

Two-family (R-2)

The two-family residential zoning districts are established to enhance the variety of housing opportunities available within certain low-density residential areas of the city, and to provide and protect those areas.

R-2	Low-density residential areas in which single-family attached and two-family dwellings are encouraged. Included within this district are certain areas located along the Ridge Street corridor, areas of significant historical importance
R-2U ("university")	Low-density residential areas in the vicinity of the University of Virginia campus, in which single-family attached and two-family dwellings are encouraged

Multifamily

The purpose of the multifamily residential zoning district is to provide areas for medium- to high-density residential development. The basic permitted use is medium-density residential development; however, higher density residential development may be permitted where harmonious with surrounding areas. Certain additional uses may be permitted, in cases where the character of the district will not be altered by levels of traffic, parking, lighting, noise, or other impacts associated with such uses.

R-3	Medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged
R-UMD ("university medium density")	Areas in the vicinity of the University of Virginia campus, in which medium-density residential developments, including multifamily uses, are encouraged
R-UHD ("university high density")	Areas in the vicinity of the University of Virginia campus, in which high-density residential developments, including multifamily uses, are encouraged

McIntire/Fifth Street Residential Corridor

MR	The purpose of this district is to encourage redevelopment in the form of medium-density multifamily residential uses, in a manner that will complement nearby commercial uses and be consistent with the function of McIntire Road/Fifth Street Extended as a gateway to the city's downtown area.

Planned Unit Development

PUD	Only those uses shown on an approved PUD development plan shall be permitted uses.

ZONING DISTRICTS TODAY (CONTINUED)

COMMERCIAL

The purpose of the city's commercial districts is to regulate the use of land, buildings, structures and other premises for business uses, in order to encourage economic development activities that are both harmonious with surrounding areas and which provide desirable employment, expand the city's tax base, and provide convenient goods, services and amenities to residents of the city.

B-1	Service-type businesses and office uses of a limited size, which are open primarily during daytime hours. Provides a transitional district between residential areas and other commercial areas of the city. The uses permitted within this district are those which will have only minimal traffic impacts, and minimal noise, odors, smoke, fumes, fire or explosion hazards, lighting glare, heat or vibration.
Emmet Street Commercial Corridor (ES)	Allows low-intensity commercial development along Emmet Street adjacent to the Barracks Road shopping center, recognizing the shallow depth of lots in this area. Areas included within this district are those adjacent to or in the immediate vicinity of the eastern side of Emmet Street, from Barracks Road to just south of Massie Road.
B-2	Commercial uses of limited size, primarily serving neighborhood needs for convenience goods. Encourages clustering of these neighborhood-serving commercial uses. The uses permitted within this district are those which will generate minimal traffic originating outside the neighborhood areas served, and that will generate minimal noise, odors and fumes, smoke, fire or explosion hazards, lighting glare, heat or vibration.
B-3	Major commercial uses, of a type that is likely to generate significant amounts of traffic from points within as well as external to the surrounding neighborhood, and that may generate moderate noise, odors or fumes, smoke, fumes, fire or explosion hazards, lighting glare, heat or vibration.
M-I	Areas for light industrial uses that have a minimum of environmental pollution in the form of traffic, noise, odors, smoke and fumes, fire and explosion hazard, glare and heat and vibration.
Industrial Corridor (IC)	Area for light industrial activity that is directed to assembly and technological businesses rather than heavy manufacturing. Opportunities for large scale commercial uses and manufacturing or industrial type uses that are more compatible with the neighborhoods that surround the manufacturing properties. Provides for buffering from incompatible uses, but encourage these important employment centers to locate within the district.

MIXED USE DISTRICTS

Downtown Corridor (D)	Mixture of commercial and residential uses. Standards that will ensure harmony with the existing commercial environment in the city's downtown area. Ground-floor uses facing on primary streets should be commercial in nature. This is the entertainment and employment center of the community and regulations are designed to provide appropriate and convenient housing for persons who wish to reside in proximity to those activities.
Downtown Extended Corridor (DE)	Historically contained manufacturing uses dependent upon convenient access to railroad transportation. In more recent times, uses are similar to those within the Downtown district. The intent is to encourage a mix of high-density residential and commercial uses harmonious with the downtown business environment, within developments that facilitate convenient pedestrian and other links to the Downtown area.
Downtown North Corridor (DN)	This is the historic center of the city and has also developed as a hub for the city's legal community. Residential uses have been established both in single-use and in mixed-use structures. Many former single-family dwellings have been converted to office use.
West Main East Corridor (WME)	Encourage a continuation of the established small-lot pattern and scale of commercial uses, and encourages an extension of a walkable, mixed use "main street" setting eastward from the railroad bridge, continuing into the area where the West Main Street Corridor transitions into the city's downtown.
West Main West Corridor (WMW)	Provides the opportunity for large-scale redevelopment that may alter established patterns of commercial and residential development along West Main Street and that will respect the character of neighborhoods in close proximity. Facilitates redevelopment in a walkable, mixed use "main street" setting that encourages vibrant pedestrian activity.
Central City Corridor (CC)	Facilitates continuation of medium scale commercial and mixed use projects currently found in these areas. Allows single use development, but encourages mixed use projects. Regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district.
Urban Corridor (UC)	Continues the close-in urban commercial activity that has been the traditional development patterns in these areas. Is currently both pedestrian and auto oriented, but is evolving to more of a pedestrian center development pattern. Provides for both a mixture of uses or single use commercial activities. Encourages parking located behind the structure and development of a scale and character that is respectful to the neighborhoods and university uses adjacent.

ZONING DISTRICTS TODAY (CONTINUED)

MIXED USE DISTRICTS (CONTINUED)

High Street Corridor (HS)	Comprises a section of High Street that has historically developed around medical offices and support services, as well as neighborhood-oriented service businesses such as auto repair shops and restaurants. Encourages a continuation of the scale and existing character of uses established within this district.
Highway Corridor (HW)	Facilitates development of a commercial nature that is more auto oriented than many other areas. This district provides for intense commercial development with very limited residential use.
Neighborhood Commercial Corridor (NCC)	Establishes a zoning classification for the Fontaine and Belmont commercial areas that recognizes their compact nature, their pedestrian orientation, and the small neighborhood nature of the businesses. Recognizes the areas as small town center type commercial areas and provides for the ability to develop on small lots with minimal parking, dependent upon pedestrian access. Recognizes the character of the existing areas and respect that they are neighborhood commercial districts located within established residential neighborhoods.
Cherry Avenue Corridor (CH)	Designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip-commercial appearance. It is anticipated that development will occur in a pattern consisting of ground-floor commercial uses, with offices and residential uses located on upper floors. Promotes pedestrian-oriented development, with buildings close to, and oriented towards, the sidewalk areas along primary streets.
South Street District Corridor (SS)	Small grouping of large historic homes, some converted to offices or apartments, adjacent to the Downtown area. Intended to preserve the historic pedestrian scale, recognizing the importance of this area to the history of the downtown area.
The Corner District Corridor (CD)	Low-intensity mixed-use development to primarily serve the area surrounding UVA. Encourages development at a scale that respects the established character of the historic commercial area adjacent to the central grounds of the University. Two- and three-story buildings front the streets, establishing a pedestrian scale for retail and commercial uses.
Water Street District Corridor (WSD)	Provides for a mix of commercial, retail and entertainment uses that complements and supports the Downtown Pedestrian Mall area. Development should blend a pedestrian scale with a slightly more automobile oriented feel to achieve this supportive mixed-use environment.

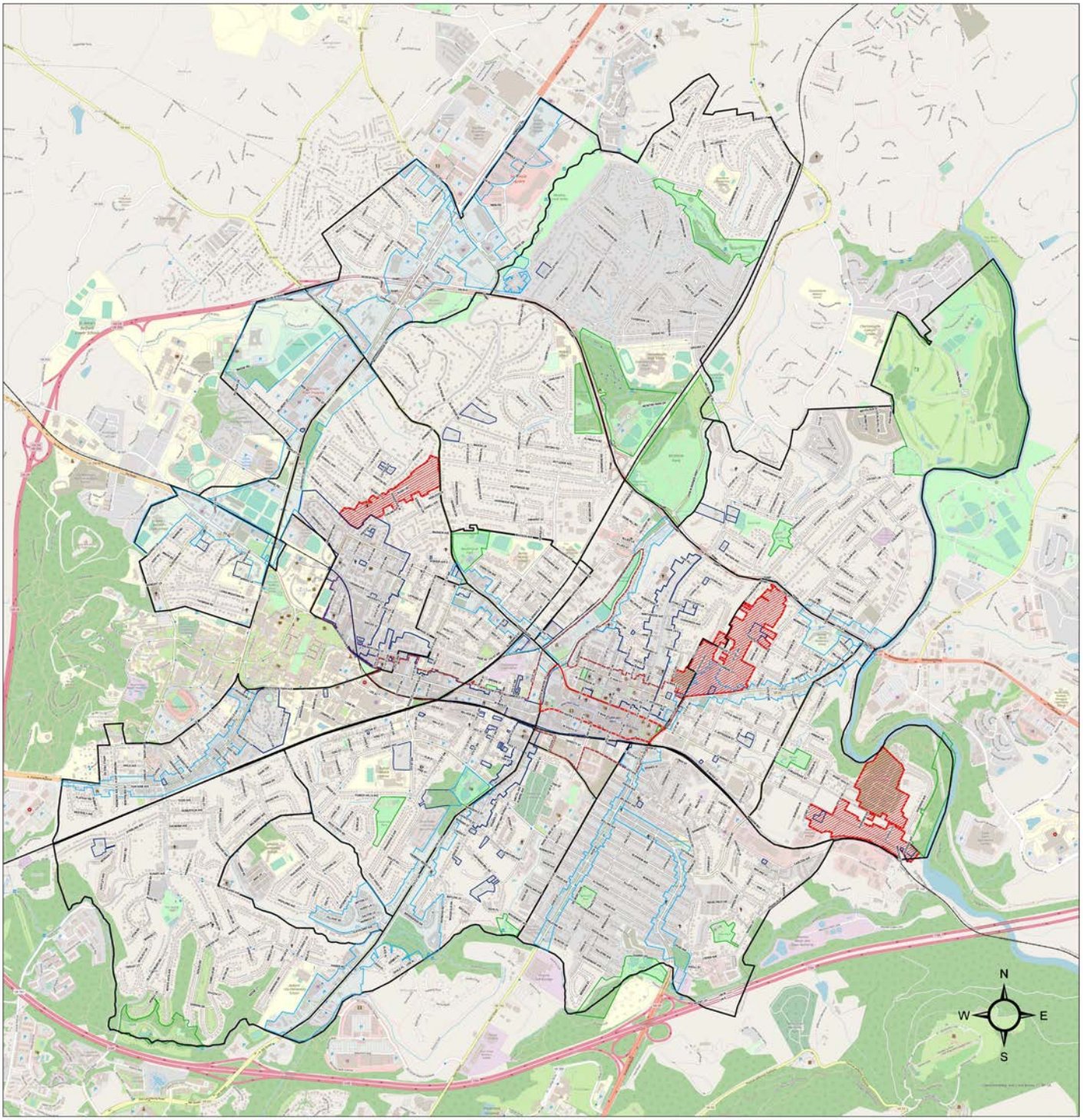
OVERLAY DISTRICTS

A zoning overlay district superimposes an additional set of regulations over an existing zoning district, or multiple zoning districts. An overlay map is located on the following page. These are not shown on other maps in this document, in order to facilitate the viewing of current and proposed zoning districts on the map

	Public Park Protection
	Architectural Design Control Districts & Individually Protected Properties
	Historic Conservation Districts
	Entrance Corridors
	Special Use Permits
Not shown on map	**Flood Hazard Protection**

ZONING DISTRICTS TODAY (CONTINUED)

MAP OF OVERLAY DISTRICTS



PROPOSED ZONING DISTRICTS

RESIDENTIAL

Low- to moderate-intensity housing options including single-unit homes, duplexes, triplexes, fourplexes, townhomes, and small apartments, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

Residential A (R-A)	3 dwelling units, up to 4 with existing structure maintained, up to 8 with bonus; allows corner store/shopfront house in some areas
Residential B (R-B)	6 dwelling units, up to 12 with bonus; allow corner store/shopfront house in some areas
Residential C (R-C)	8 dwelling units, up to 16 with bonus; generally located in close proximity to key intersections based on the Streets That Work plan; allows corner store/shopfront house in some areas

RESIDENTIAL MIXED USE

Moderate- to higher-intensity housing options including duplexes, triplexes, fourplexes, and townhomes up to larger apartment complexes, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

Residential Mixed Use 3 (RX-3)	3 stories tall; allows limited commercial uses
Residential Mixed Use 5 (RX-5)	5 stories tall; allows limited commercial uses; generally located in close proximity to key intersections based on the Streets That Work plan

CORRIDOR MIXED USE

Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly environment.

Corridor Mixed Use 3 (CX-3)	3 stories tall
Corridor Mixed Use 5 (CX-5)	5 stories tall; generally located in close proximity to key intersections based on the Streets That Work plan
Corridor Mixed Use 8 (CX-8)	8 stories tall

NODE MIXED USE

Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly shopfront environment. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

Node Mixed Use 3 (NX-3)	3 stories tall; tall ground floor requirement with more transparency on ground floor
Node Mixed Use 5 (NX-5)	5 stories tall; tall ground floor requirement with more transparency on ground floor; generally located in close proximity to key intersections based on the Streets That Work plan
Node Mixed Use 8 (NX-8)	8 stories tall; tall ground floor requirement with more transparency on ground floor
Node Mixed Use 10 (NX-10)	10 stories tall; tall ground floor requirement with more transparency on ground floor; generally located in close proximity to key intersections based on the Streets That Work plan
Downtown Mixed Use (DX)	10 stories tall; tall ground floor and additional frontage requirements in some areas

INDUSTRIAL FLEX ZONING CATEGORY

Accommodates a variety of light industrial and manufacturing uses while allowing for retail, service and commercial opportunities in a vibrant pedestrian-friendly environment.

Industrial Flex 5 (IX-5)	5 stories tall; tall ground floor requirement; allows light industrial/maker spaces, other industrial uses by special exception
Industrial Flex 8 (IX-8)	8 stories tall; tall ground floor requirement; allows light industrial/maker spaces, other industrial uses by special exception; generally located in close proximity to key intersections based on the Streets That Work plan

PROPOSED ZONING DISTRICTS (CONTINUED)

SPECIAL

Mix of building types that serve surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

Civic (CV)	Includes public parks and permanent conservation areas
Campus (CM)	Includes local public schools, university properties, and hospitals

OVERLAY DISTRICTS

Overlay Districts apply additional regulations within a specified geographic area. Regulations may relate to design, environmental protection, or any other issue that requires additional zoning regulation in a specific area. Where existing overlay districts are not noted below, the intent is that the overlay would either be replaced with a zoning district or would no longer be included in the zoning ordinance.

Architectural Design Control District (-AD)	Existing overlays to remain
Individual Protected Properties (-IPP)	Existing overlays to remain
Conservation District (-CD)	Existing overlays to remain
Flood Hazard Protection (-FHP)	Existing overlays to remain

PROPOSED AND CURRENT ZONING BY NEIGHBORHOOD PLANNING AREA

10TH & PAGE

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

INDUSTRIAL

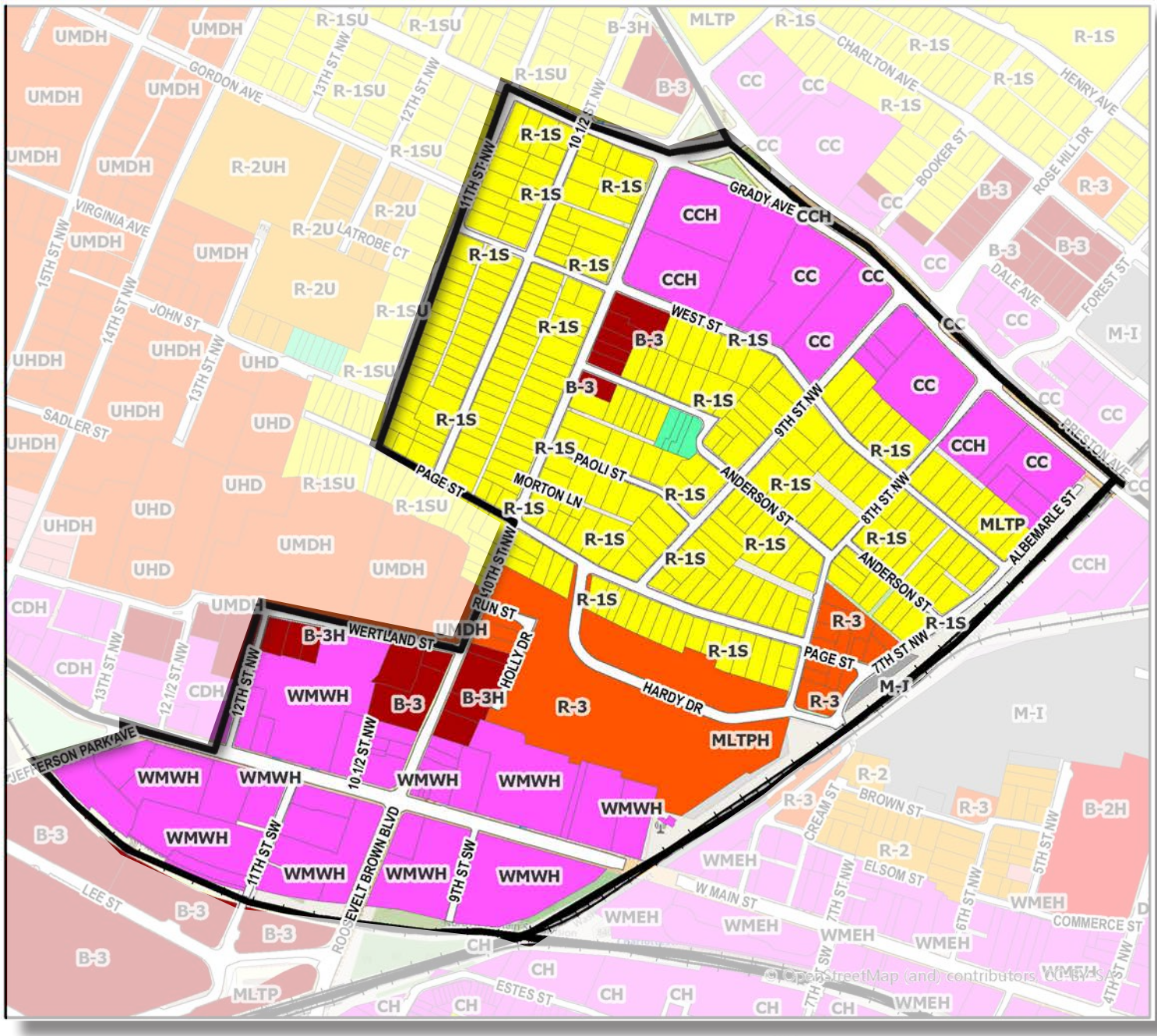
- M-I M-I
- IC Industrial Corridor

MIXED USE

- D Downtown Corridor
- DE Downtown Extended Corridor
- DN Downtown North Corridor
- WME West Main East Corridor
- WMW West Main West Corridor
- CC Central City Corridor
- URB Urban Corridor
- HS High Street Corridor
- HW Highway Corridor
- NCC Neighborhood Commercial Corridor
- CH Cherry Avenue Corridor
- SS South Street District Corridor
- CD The Corner District Corridor
- WSD Water Street District Corridor

OVERLAY DISTRICTS

Current overlay districts are not shown here to allow easier viewing of the map.



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Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)

CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

NODE MIXED-USE

- Node Mixed Use 3 (NX-3)
- Node Mixed Use 5 (NX-5)
- Node Mixed Use 8 (NX-8)
- Node Mixed Use 10 (NX-10)
- Downtown Mixed Use (DX)

INDUSTRIAL FLEX

- Industrial Flex 5 (IX-5)
- Industrial Flex 8 (IX-8)

SPECIAL

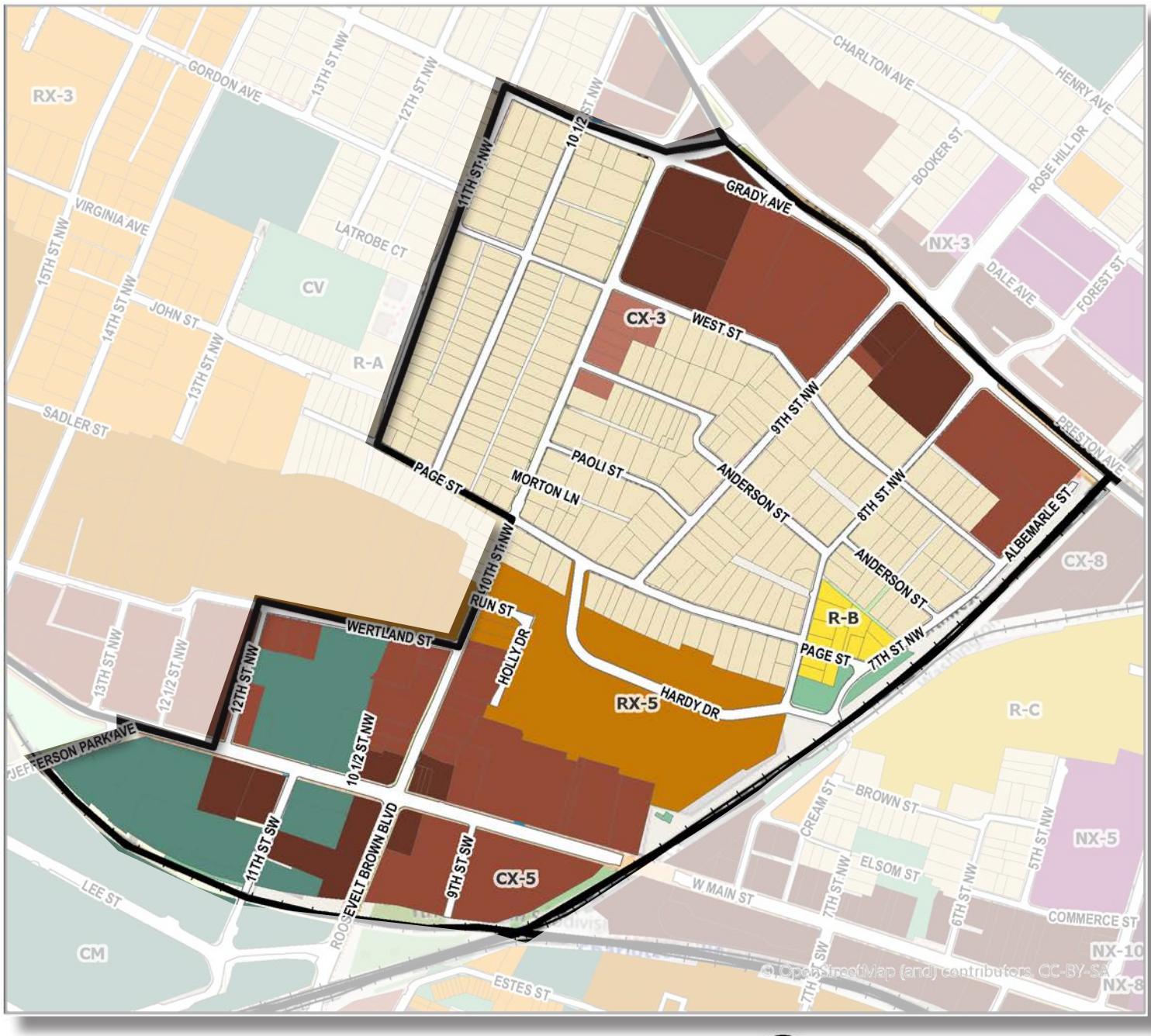
- Civic (CV)
- Campus (CM)

OVERLAY DISTRICTS

The four overlay districts listed below remain consistent between current zoning and the proposed zoning and are not shown here to allow easier viewing of the map.

1. Individually Protected Properties (-IPP)
2. Architectural Design Control (-AD)
3. Historic Conservation (-C)
4. Flood Hazard Protection (-FHP)

The Comprehensive Plan identifies a proposed Sensitive Community Areas (-SA) overlay, which would have requirements to provide affordable units prior to market rate units. The Cville Plans Together team is exploring the Sensitive Community Area concept in the context of the proposed inclusionary zoning and affordable housing bonus policy.



Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

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- M-I M-I
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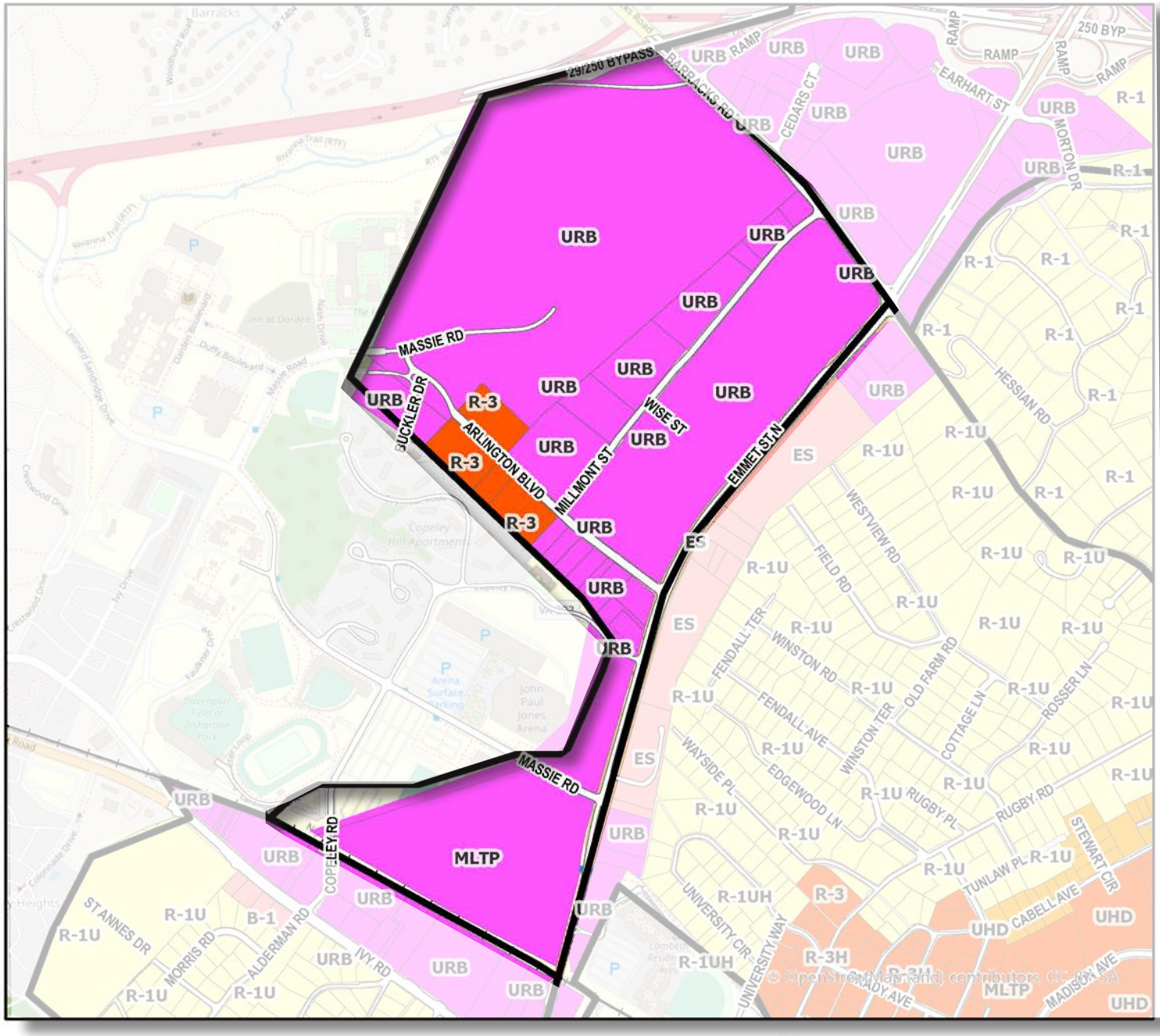

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Proposed Zoning Districts

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- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)

CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

NODE MIXED-USE

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- Node Mixed Use 8 (NX-8)
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- Downtown Mixed Use (DX)

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SPECIAL

- Civic (CV)
- Campus (CM)

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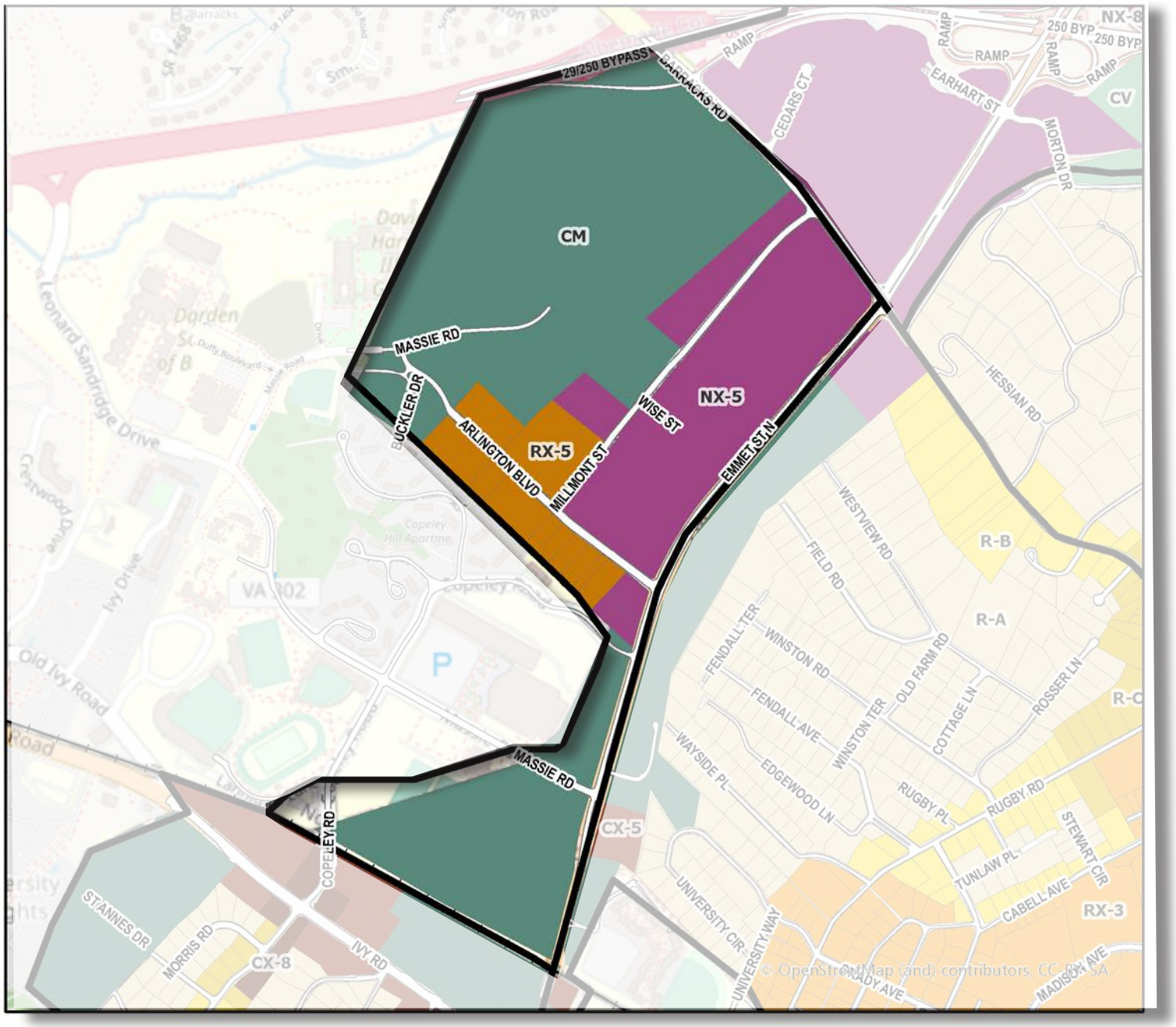

0 0.1 0.2 Miles

BARRACKS / RUGBY

Current Zoning Districts

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- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
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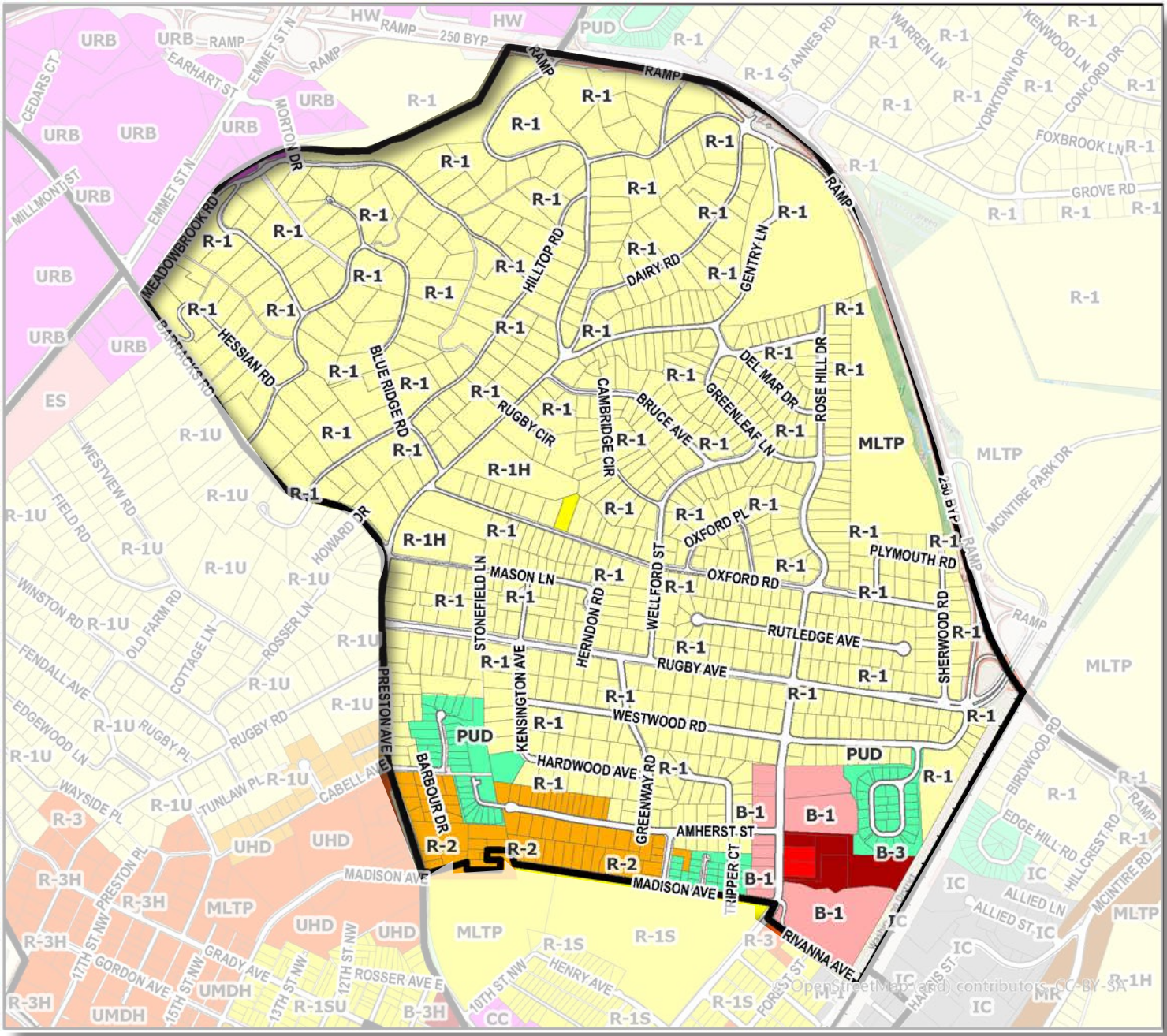

Proposed Zoning Districts

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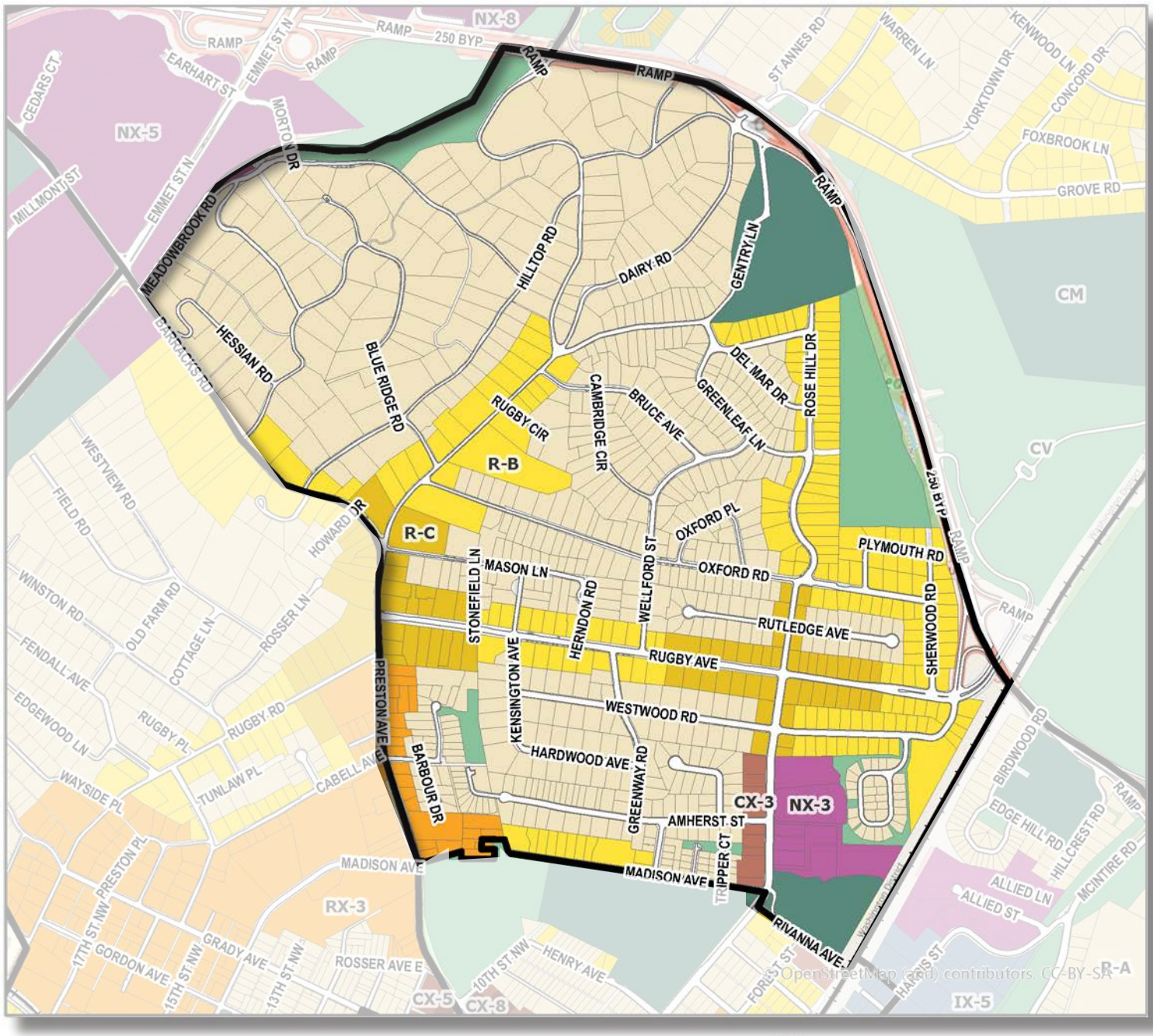

0 0.13 0.25 Miles

BELMONT-CARLTON

Current Zoning Districts

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- R-2
- U R-2U
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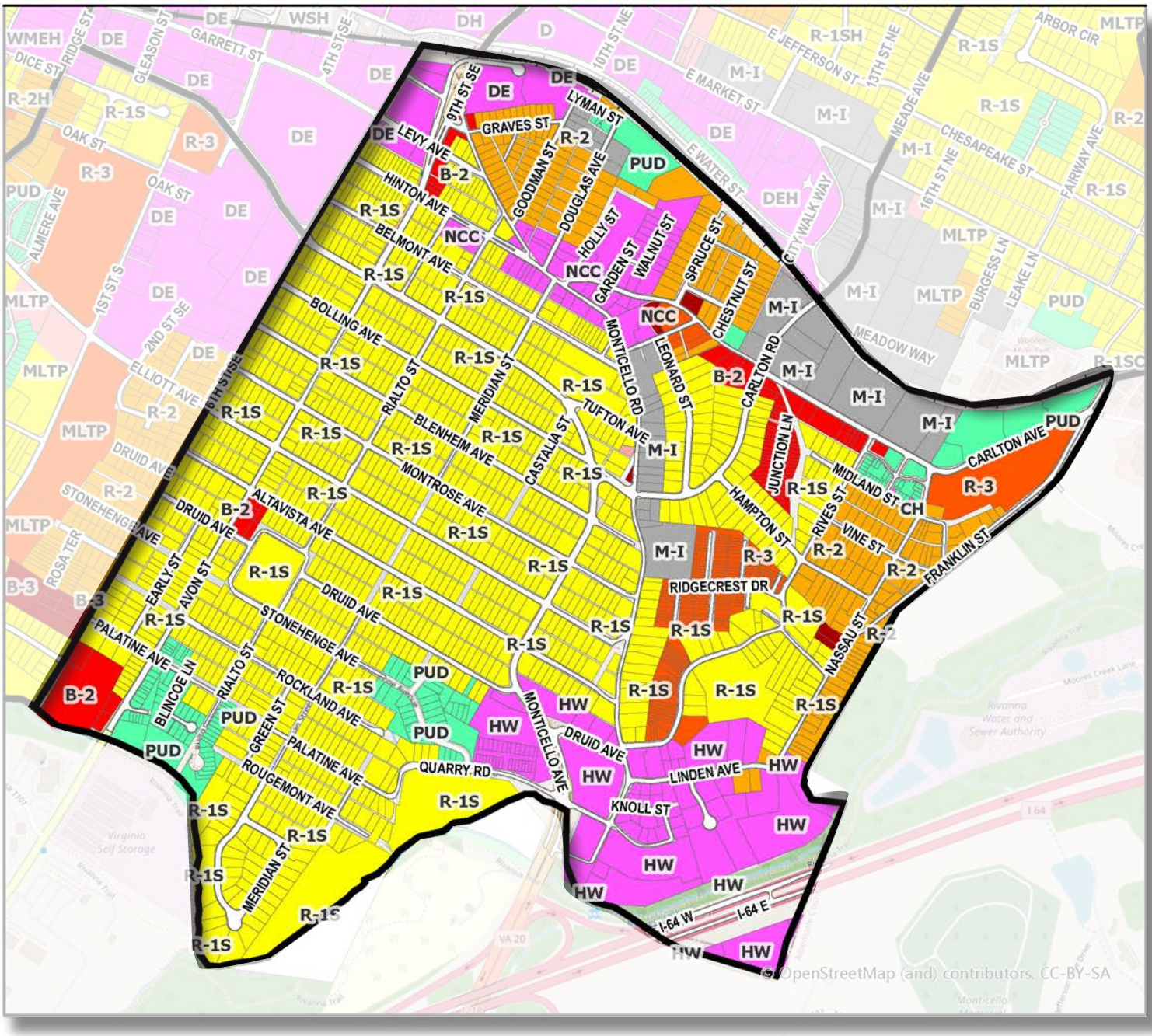

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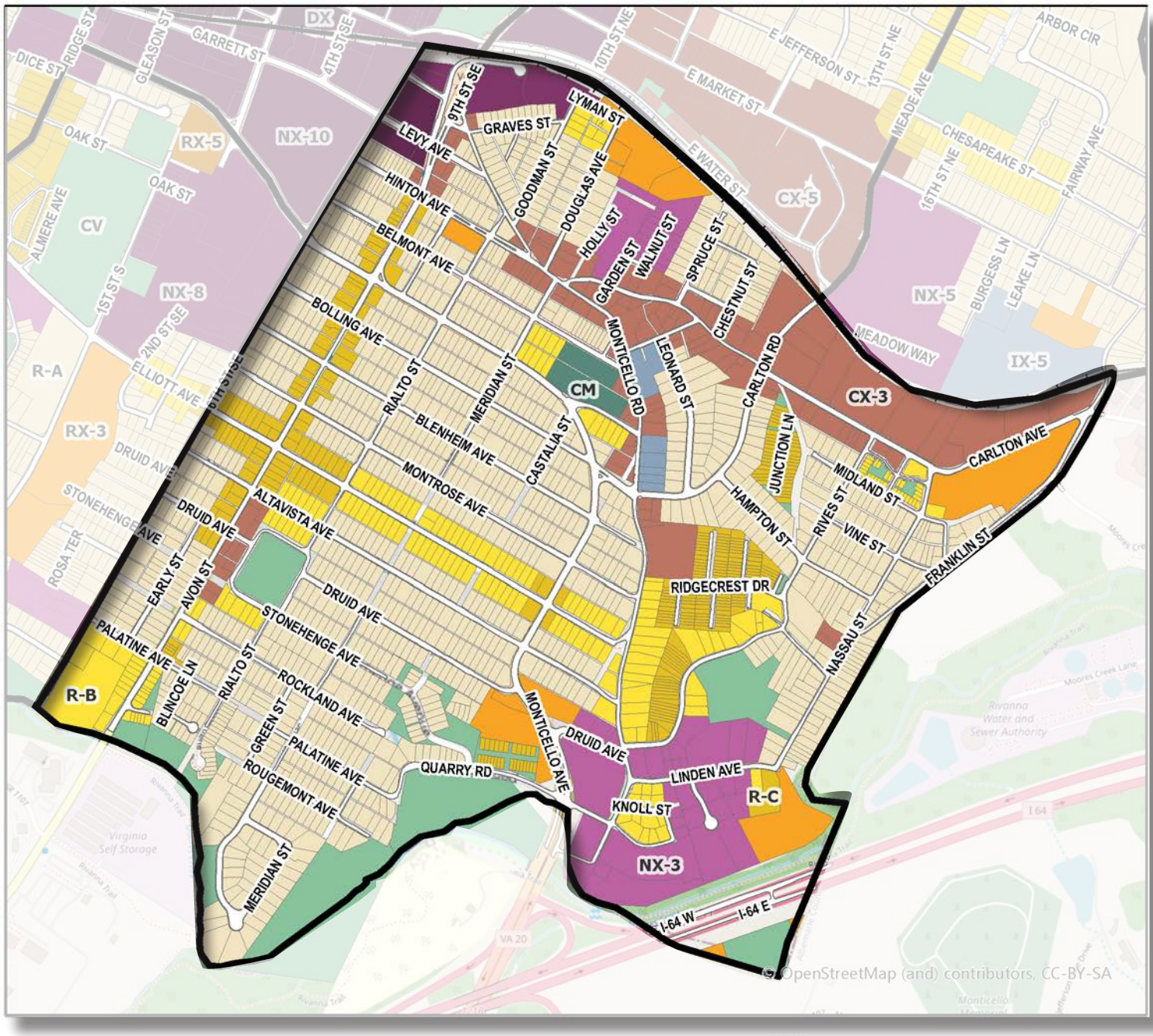

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Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

INDUSTRIAL

- M-I M-I
- IC Industrial Corridor

MIXED USE

- D Downtown Corridor
- DE Downtown Extended Corridor
- DN Downtown North Corridor
- WME West Main East Corridor
- WMW West Main West Corridor
- CC Central City Corridor
- URB Urban Corridor
- HS High Street Corridor
- HW Highway Corridor
- NCC Neighborhood Commercial Corridor
- CH Cherry Avenue Corridor
- SS South Street District Corridor
- CD The Corner District Corridor
- WSD Water Street District Corridor

OVERLAY DISTRICTS

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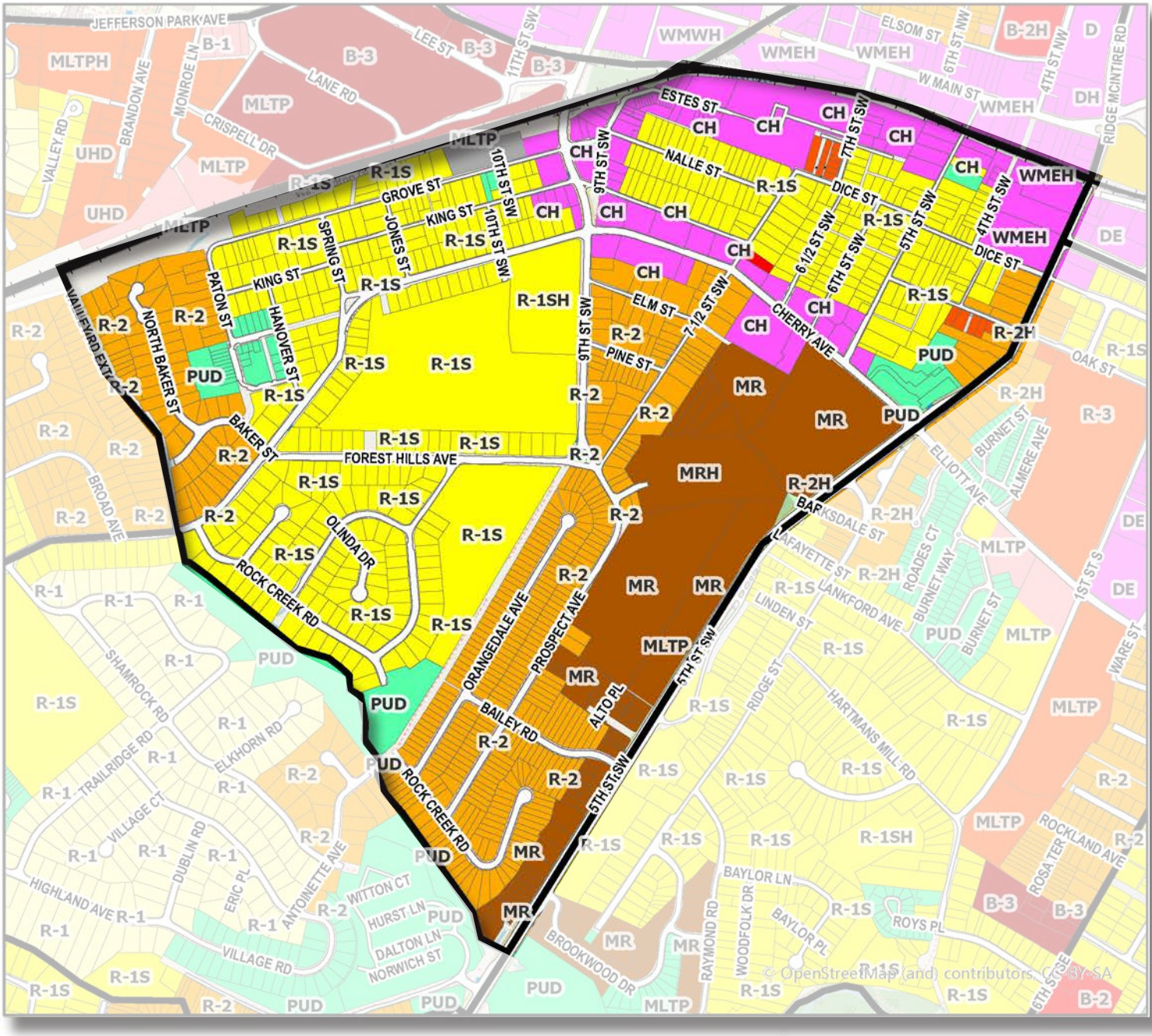

0 0.1 0.2 Miles

Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)

CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

NODE MIXED-USE

- Node Mixed Use 3 (NX-3)
- Node Mixed Use 5 (NX-5)
- Node Mixed Use 8 (NX-8)
- Node Mixed Use 10 (NX-10)
- Downtown Mixed Use (DX)

INDUSTRIAL FLEX

- Industrial Flex 5 (IX-5)
- Industrial Flex 8 (IX-8)

SPECIAL

- Civic (CV)
- Campus (CM)

OVERLAY DISTRICTS

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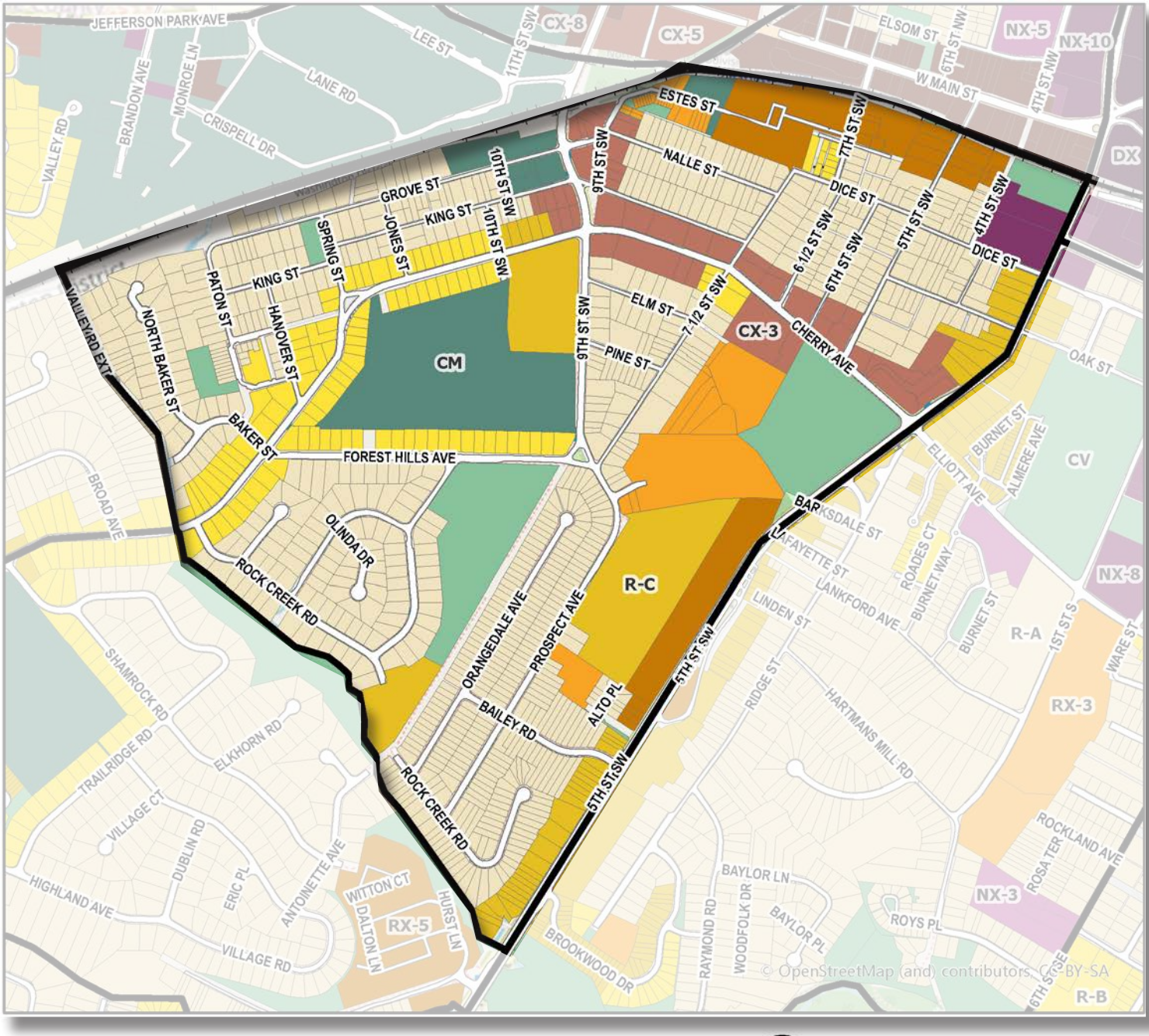

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

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MIXED USE

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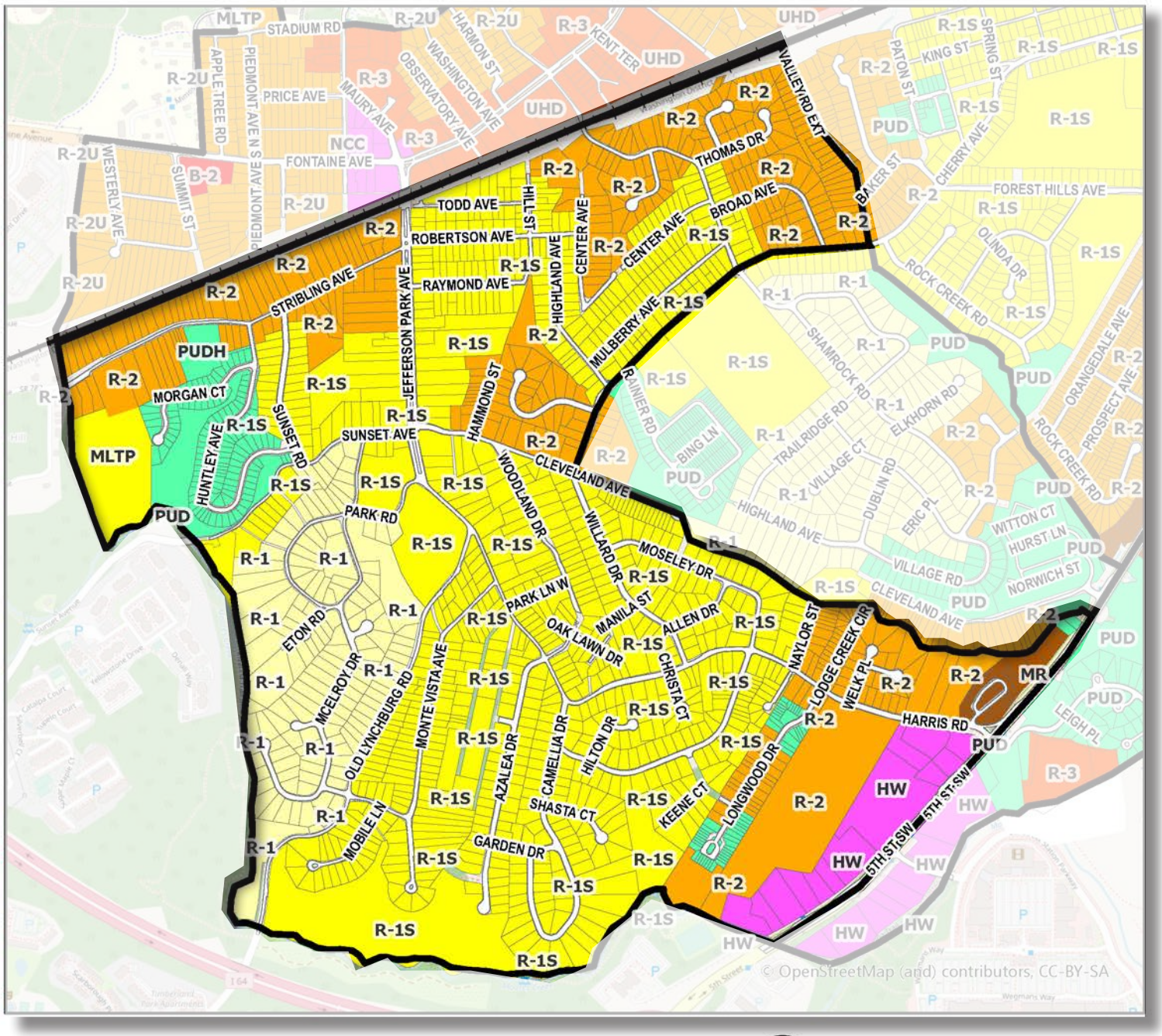

0 0.13 0.25 Miles

Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
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CORRIDOR MIXED-USE

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SPECIAL

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- Campus (CM)

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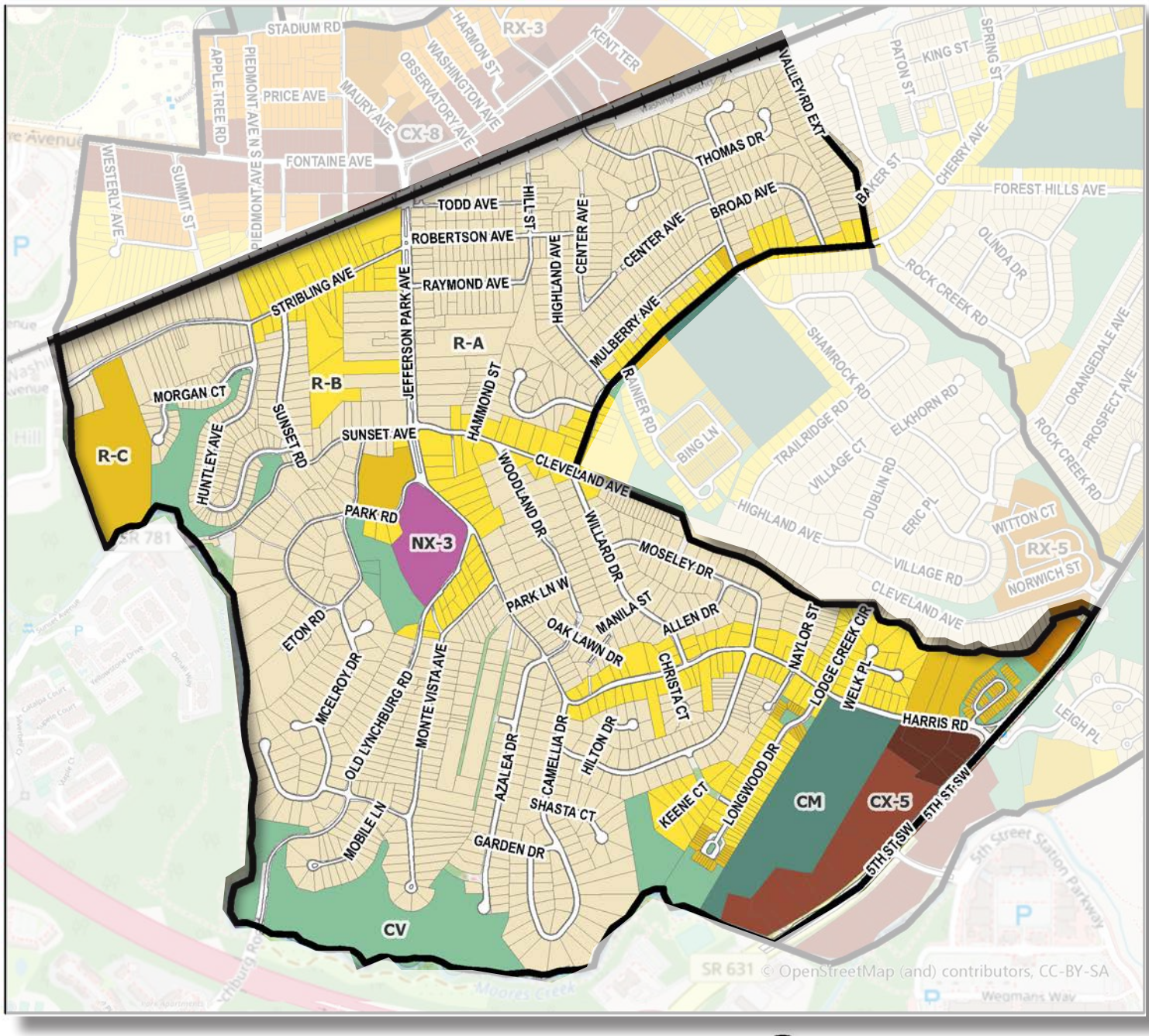

0 0.13 0.25 Miles

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
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- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
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INDUSTRIAL

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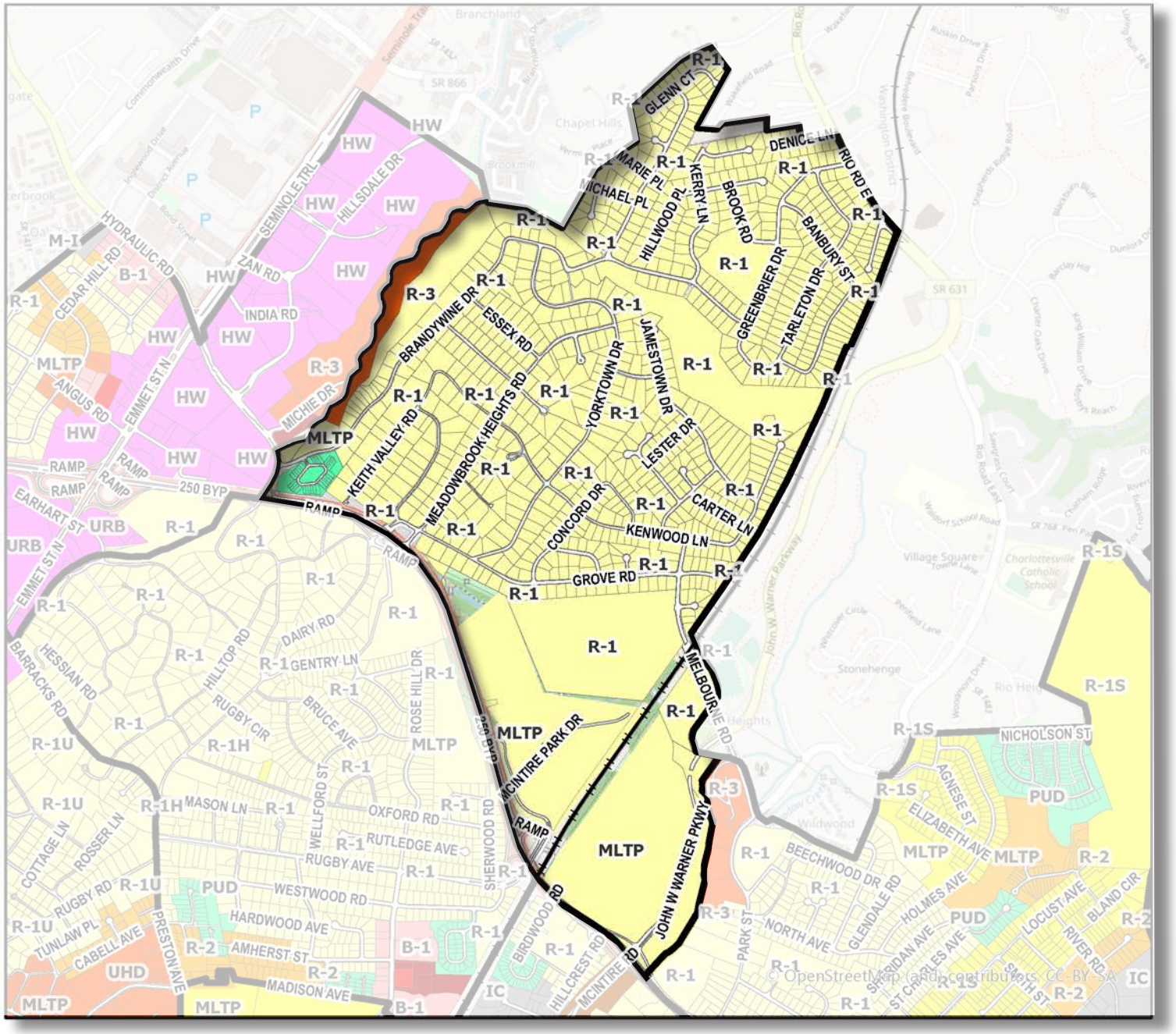

Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

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- Node Mixed Use 10 (NX-10)
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SPECIAL

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- Campus (CM)

OVERLAY DISTRICTS

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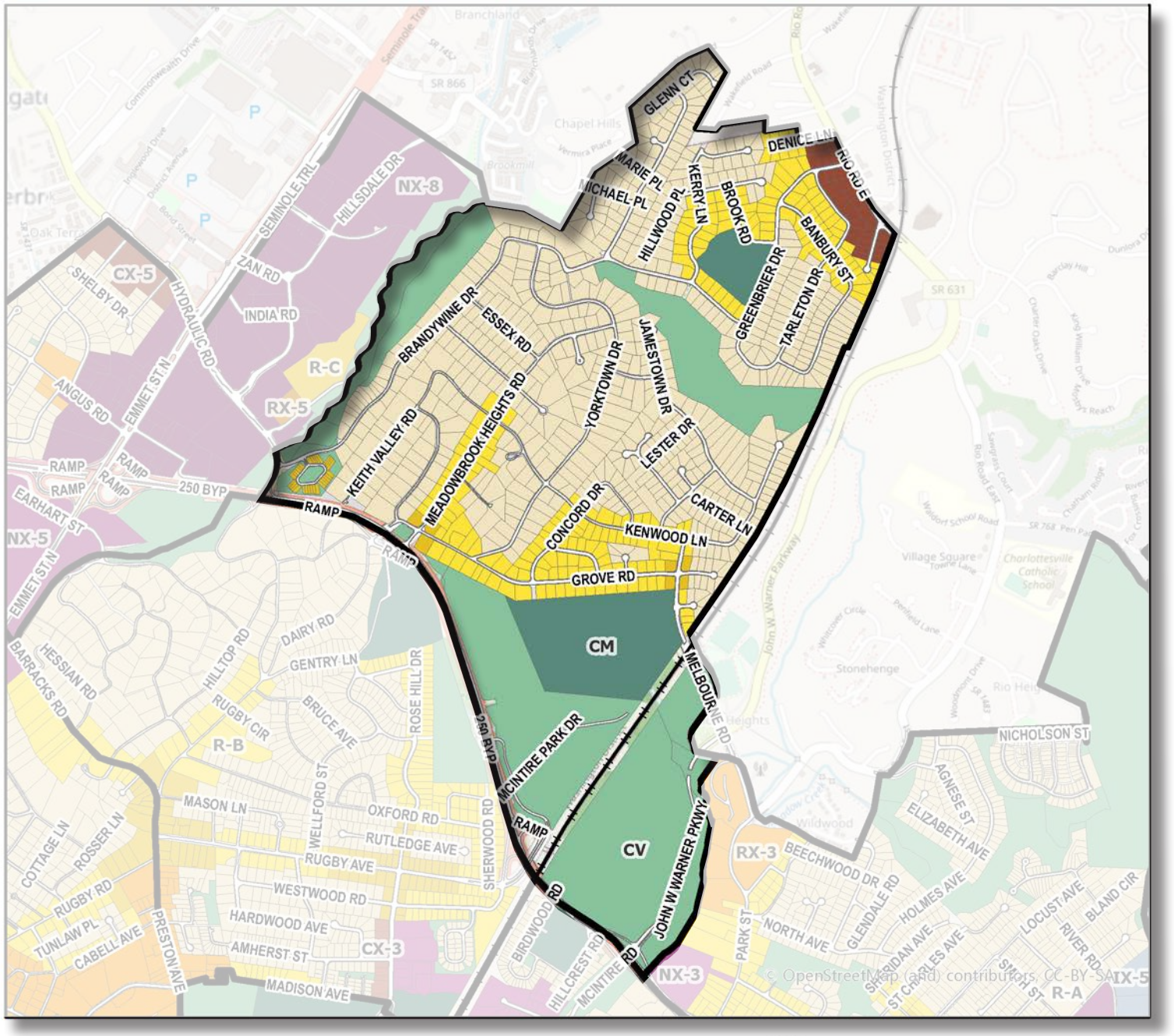

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

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MIXED USE

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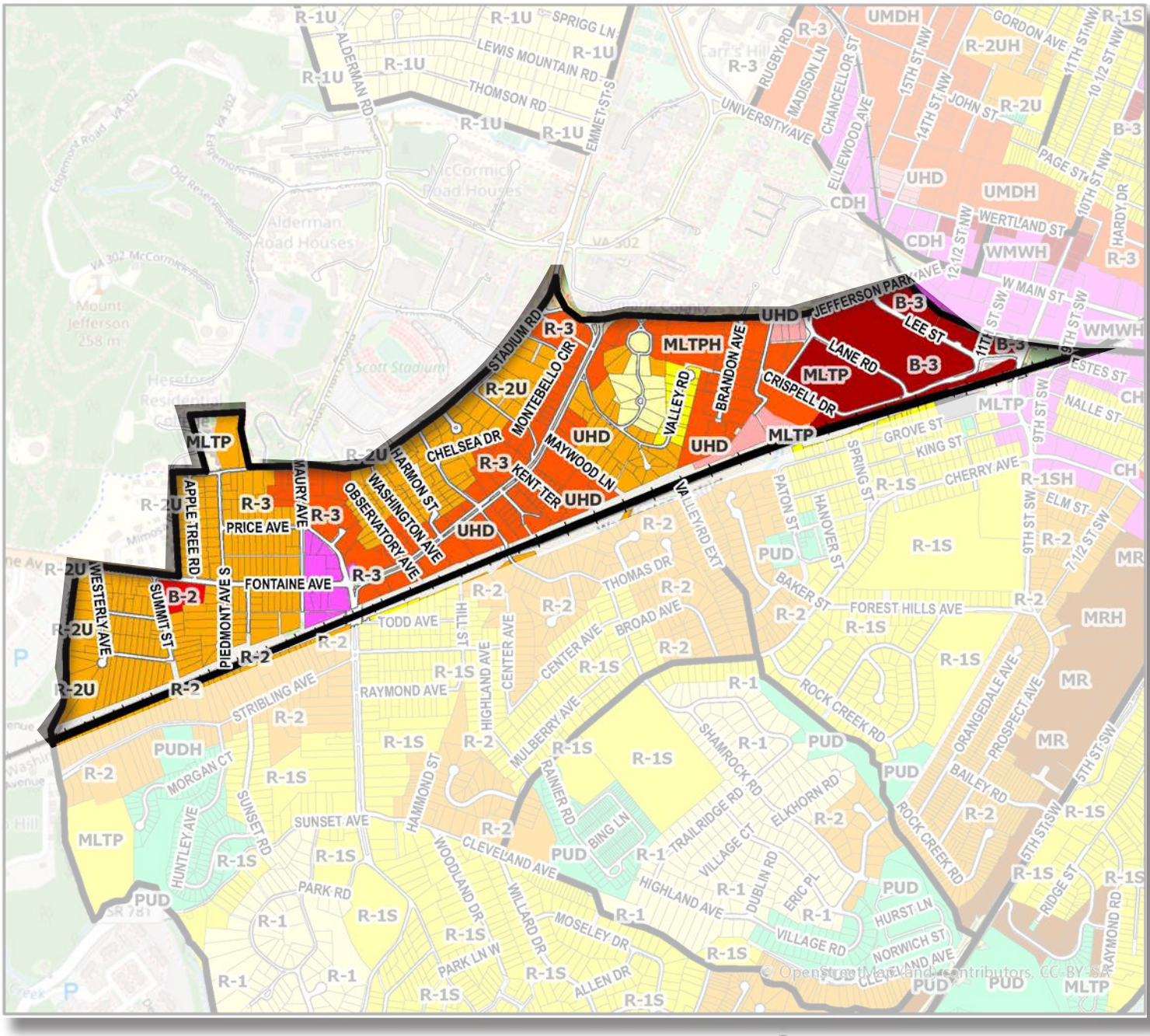

0 0.15 0.3 Miles

Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)

CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

NODE MIXED-USE

- Node Mixed Use 3 (NX-3)
- Node Mixed Use 5 (NX-5)
- Node Mixed Use 8 (NX-8)
- Node Mixed Use 10 (NX-10)
- Downtown Mixed Use (DX)

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- Industrial Flex 8 (IX-8)

SPECIAL

- Civic (CV)
- Campus (CM)

OVERLAY DISTRICTS

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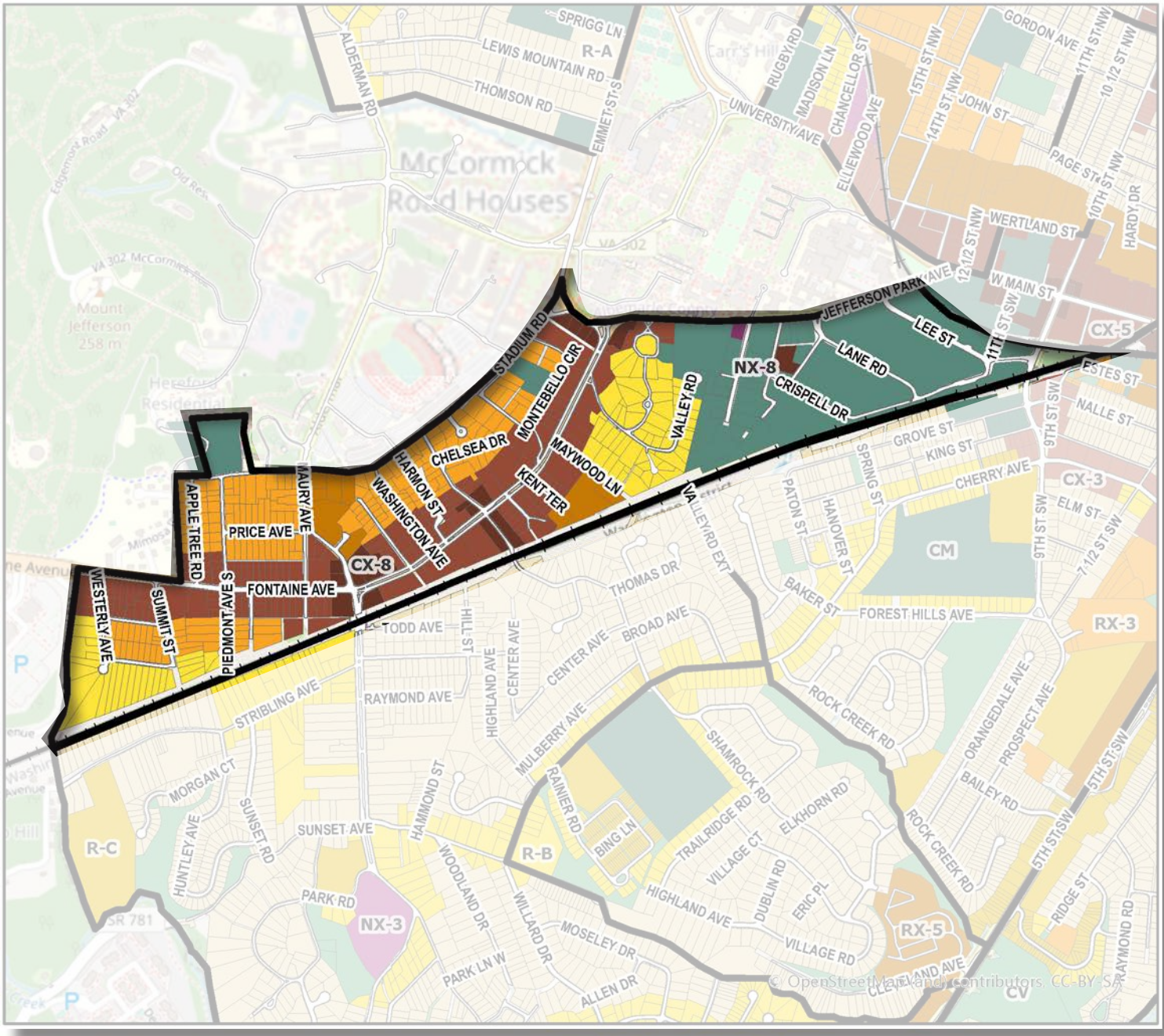

JOHNSON VILLAGE

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

INDUSTRIAL

- M-I M-I
- IC Industrial Corridor

MIXED USE

- D Downtown Corridor
- DE Downtown Extended Corridor
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- WME West Main East Corridor
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OVERLAY DISTRICTS

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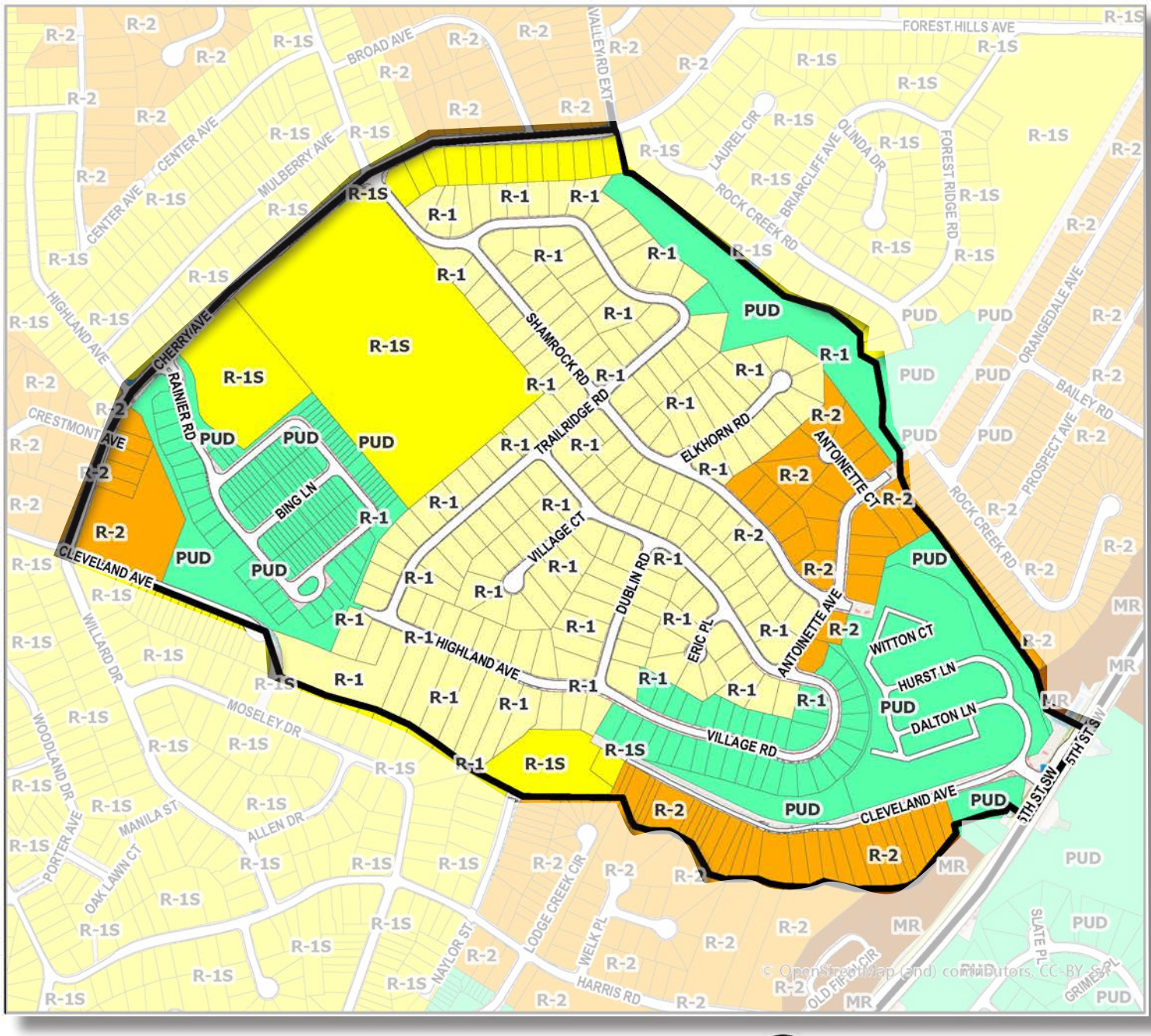

0 0.05 0.1 Miles

Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)

CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

NODE MIXED-USE

- Node Mixed Use 3 (NX-3)
- Node Mixed Use 5 (NX-5)
- Node Mixed Use 8 (NX-8)
- Node Mixed Use 10 (NX-10)
- Downtown Mixed Use (DX)

INDUSTRIAL FLEX

- Industrial Flex 5 (IX-5)
- Industrial Flex 8 (IX-8)

SPECIAL

- Civic (CV)
- Campus (CM)

OVERLAY DISTRICTS

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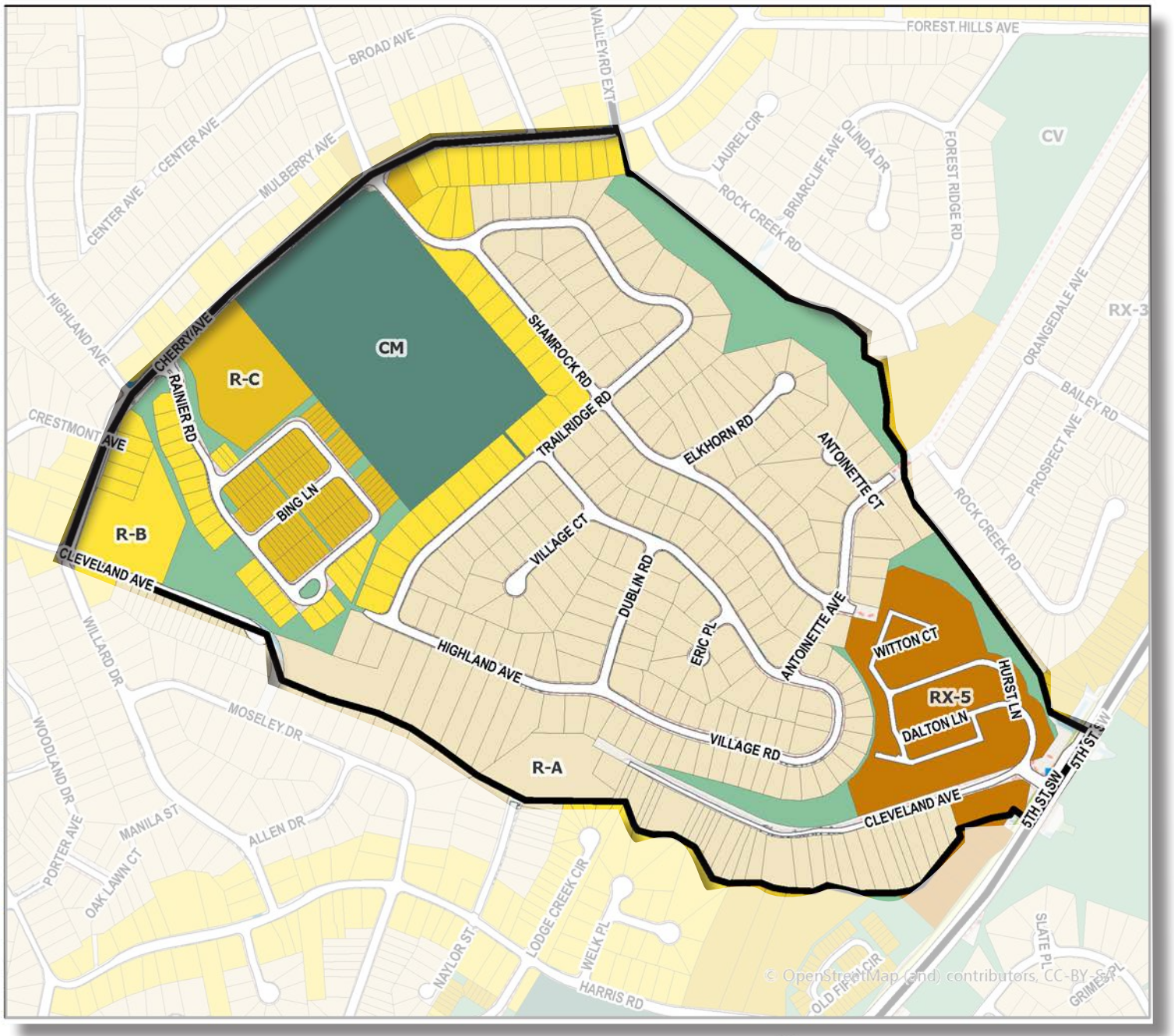

LEWIS MOUNTAIN ROAD

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

INDUSTRIAL

- M-I M-I
- IC Industrial Corridor

MIXED USE

- D Downtown Corridor
- DE Downtown Extended Corridor
- DN Downtown North Corridor
- WME West Main East Corridor
- WMW West Main West Corridor
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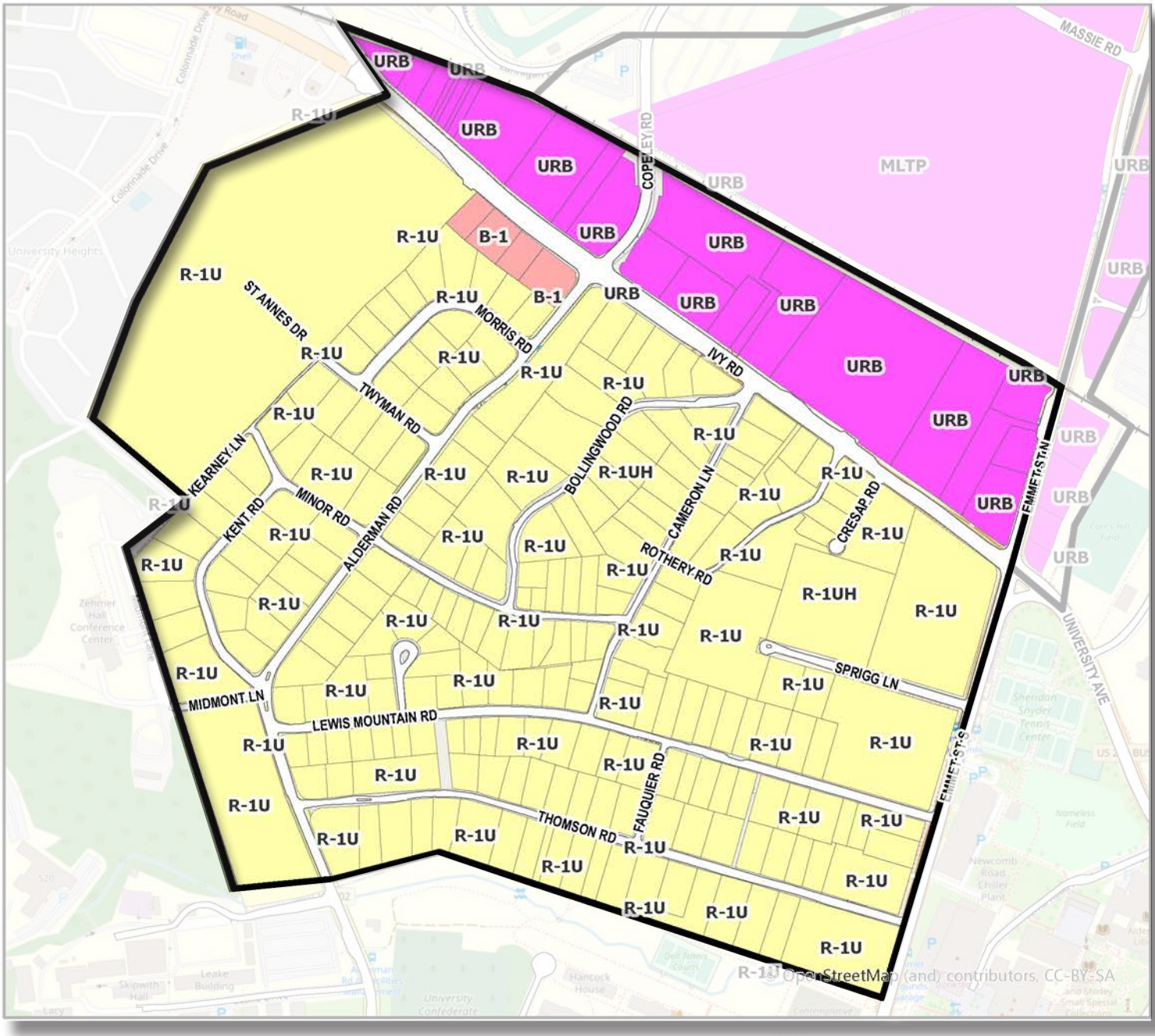

0 0.05 0.1 Miles

Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)

CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

NODE MIXED-USE

- Node Mixed Use 3 (NX-3)
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- Node Mixed Use 10 (NX-10)
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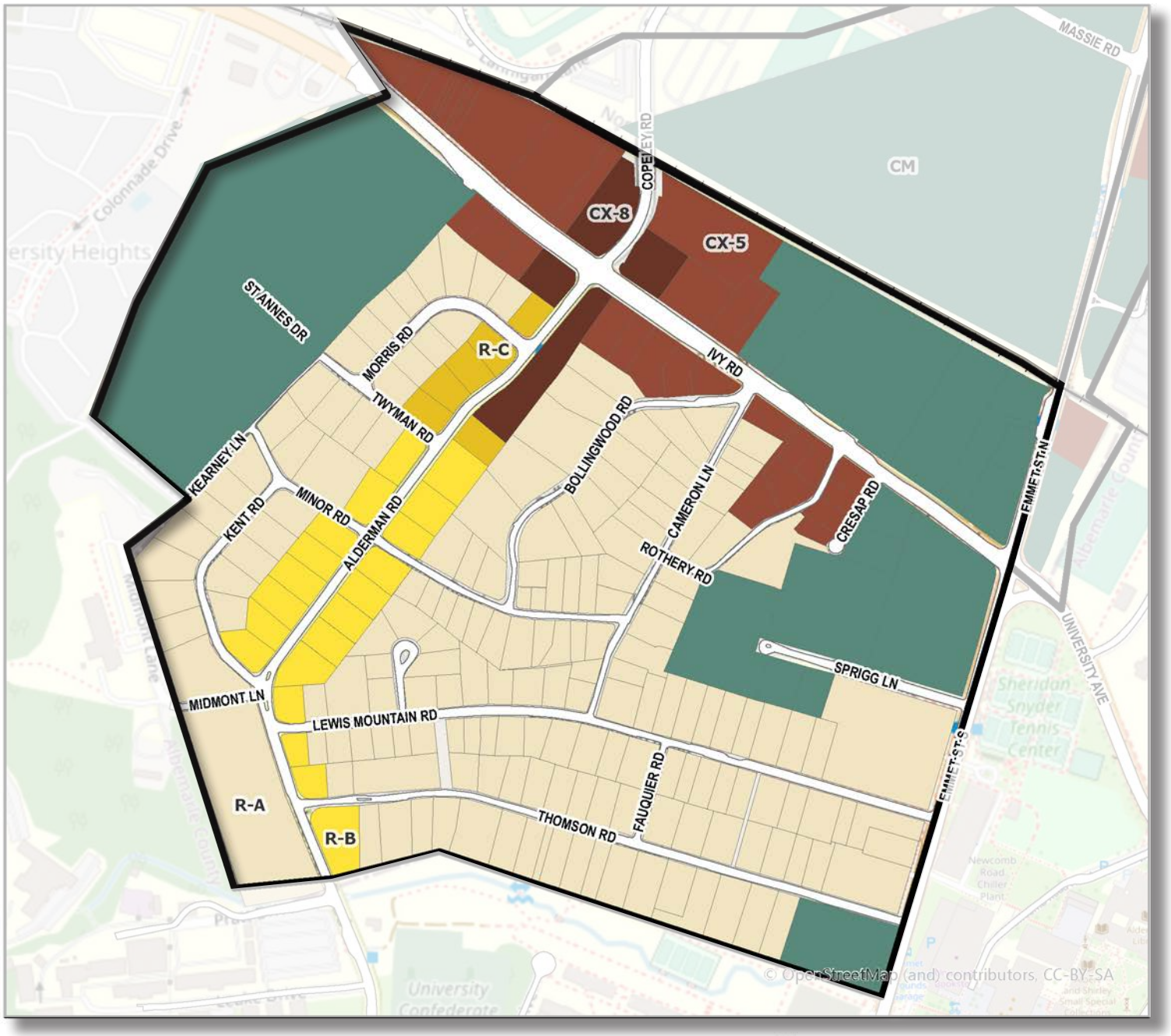

0 0.05 0.1 Miles

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
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- MR McIntire-5th Residential
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COMMERCIAL

- B-1
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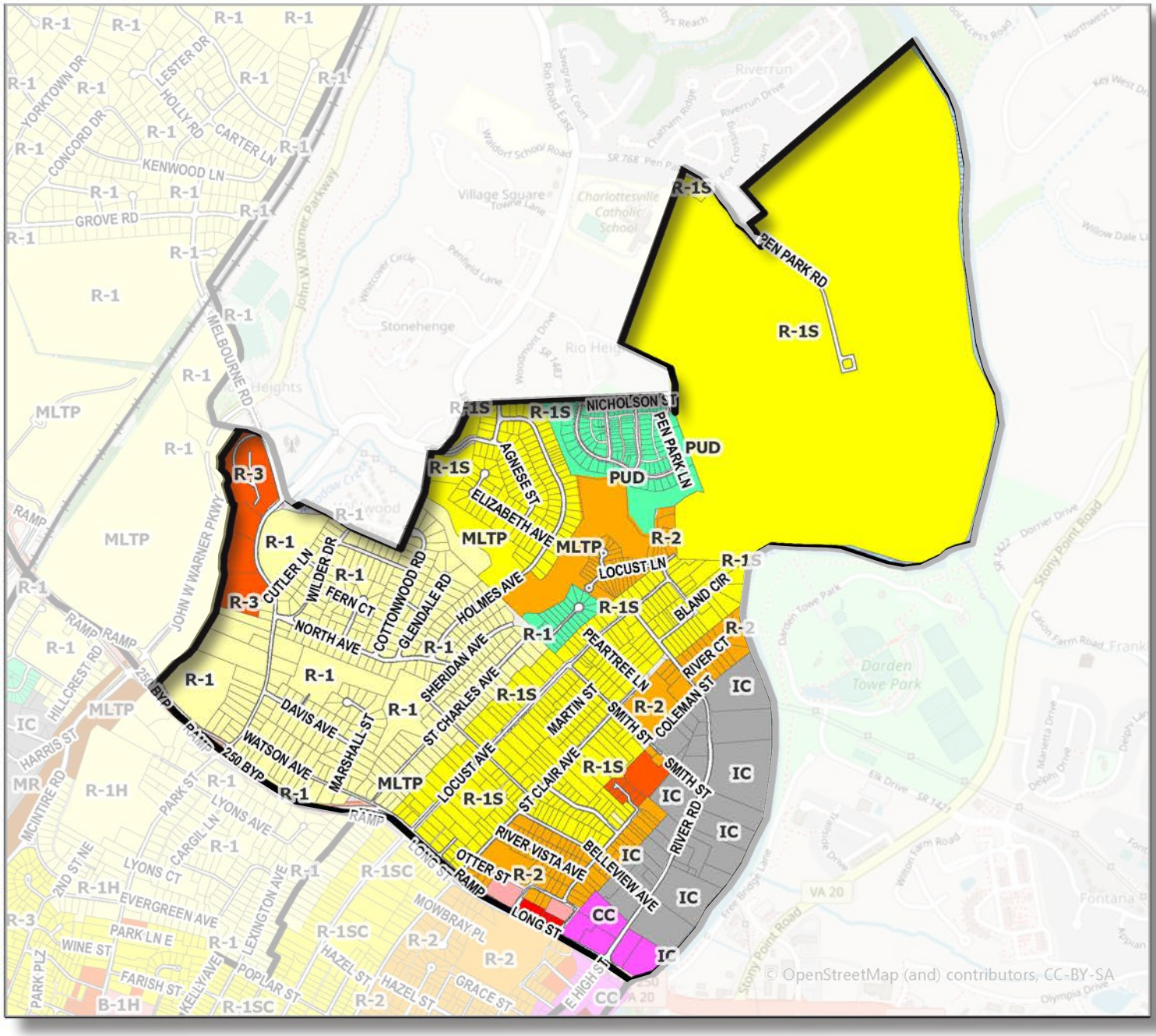

Proposed Zoning Districts

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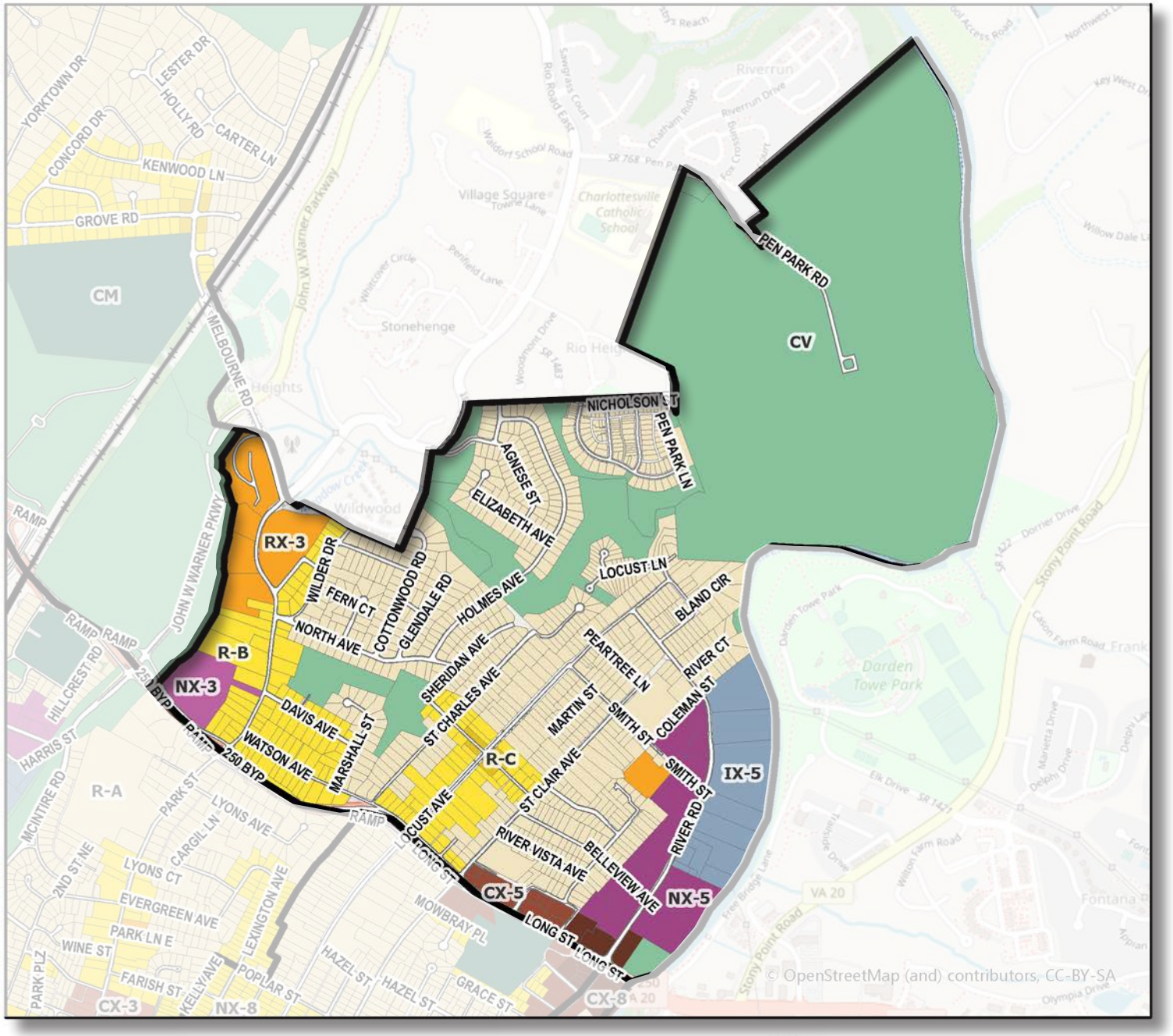

0 0.17 0.35 Miles

Current Zoning Districts

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- R-1
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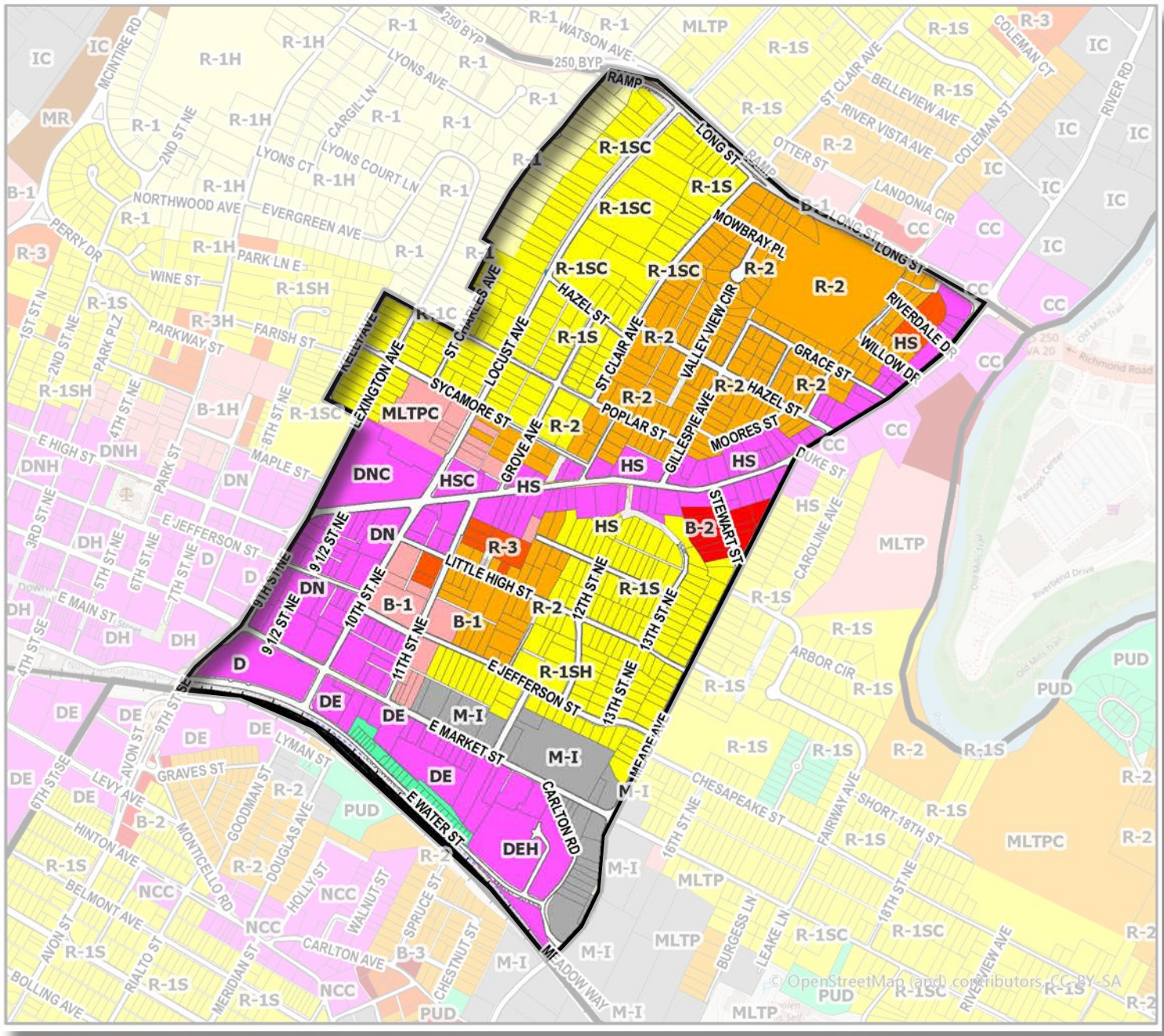

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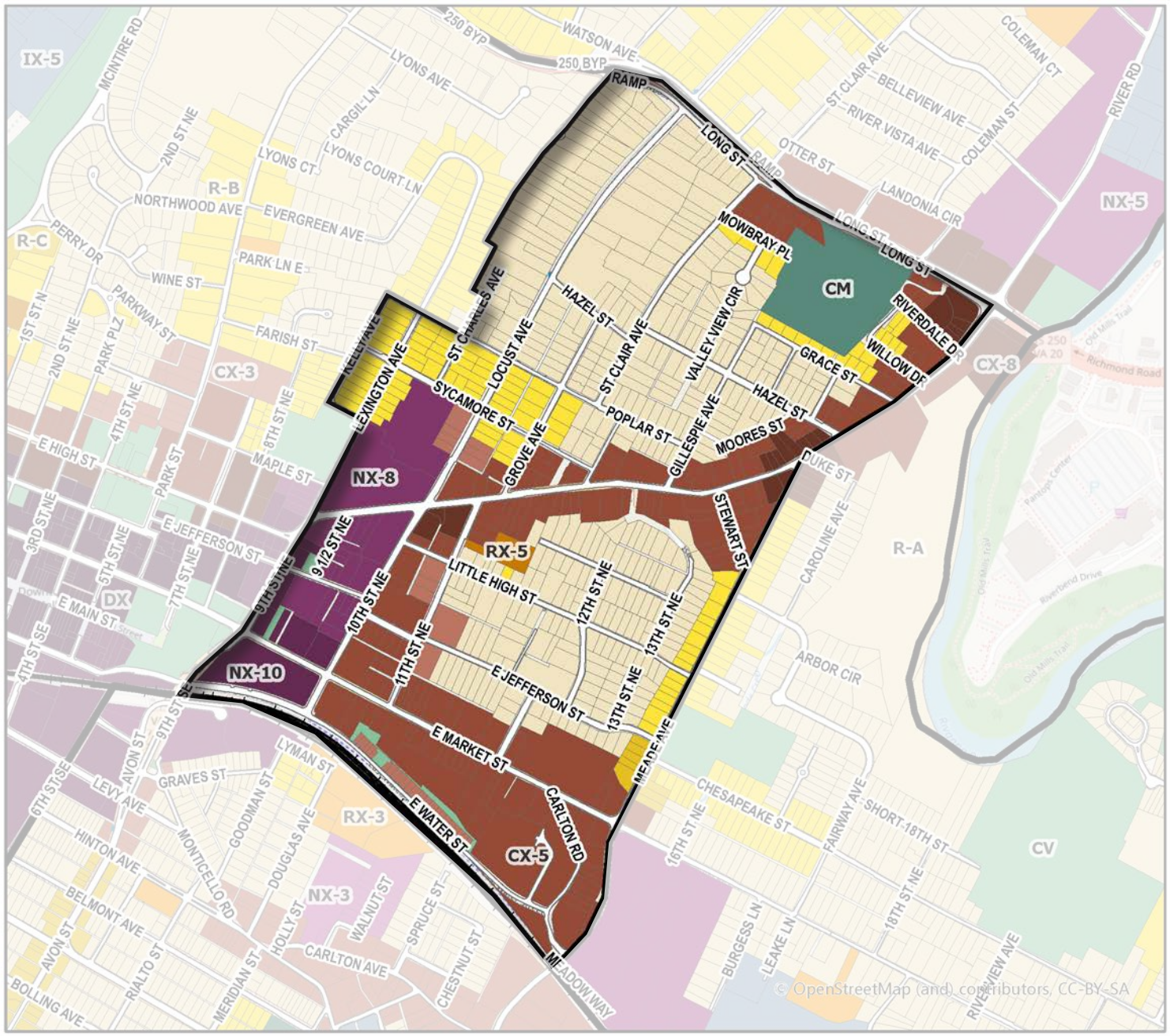

0 0.1 0.2 Miles

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- R-1
- U R-1U
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- NCC Neighborhood Commercial Corridor
- CH Cherry Avenue Corridor
- SS South Street District Corridor
- CD The Corner District Corridor
- WSD Water Street District Corridor

OVERLAY DISTRICTS

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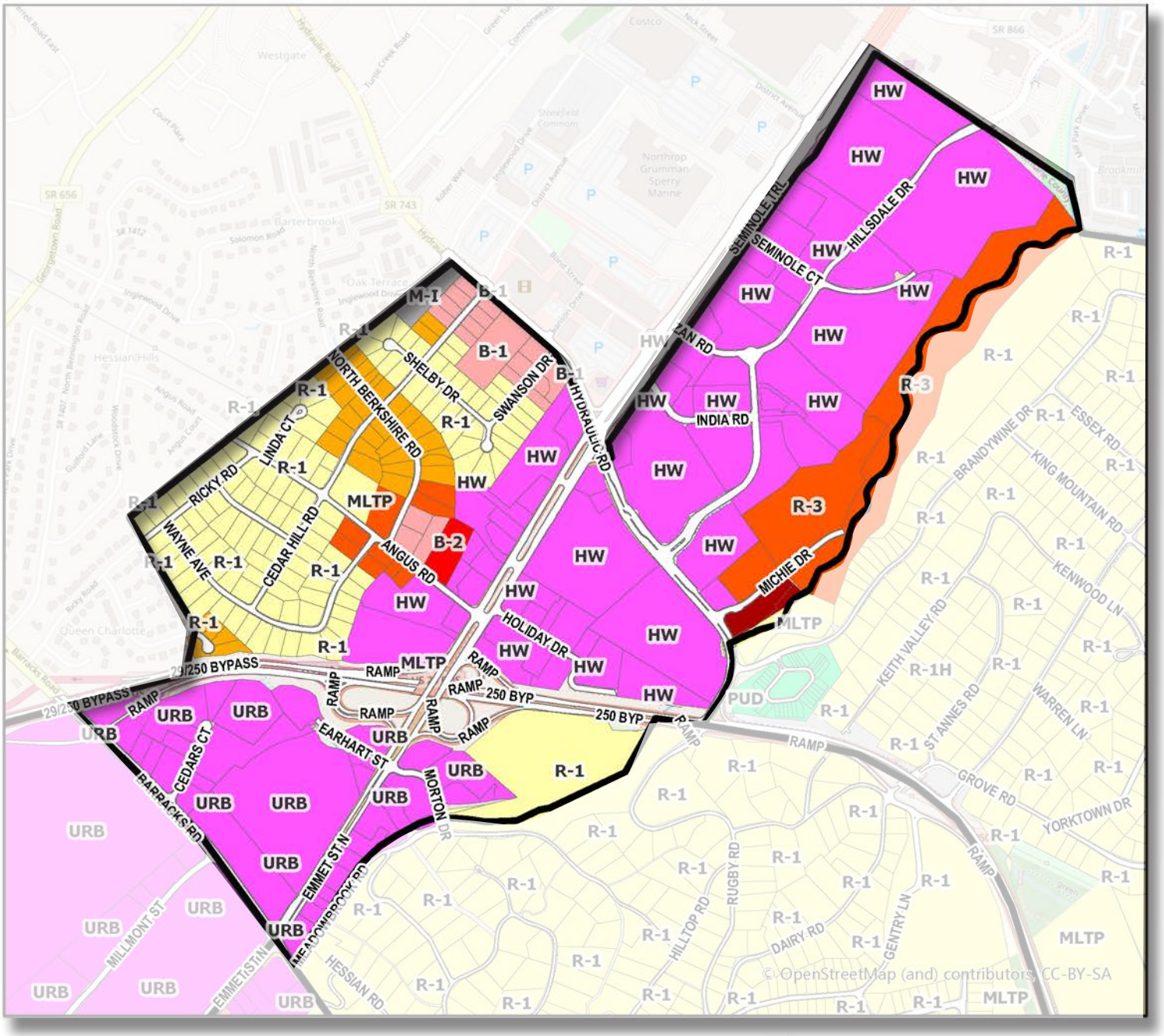

0 0.13 0.25 Miles

Proposed Zoning Districts

RESIDENTIAL

- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)

CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)

NODE MIXED-USE

- Node Mixed Use 3 (NX-3)
- Node Mixed Use 5 (NX-5)
- Node Mixed Use 8 (NX-8)
- Node Mixed Use 10 (NX-10)
- Downtown Mixed Use (DX)

INDUSTRIAL FLEX

- Industrial Flex 5 (IX-5)
- Industrial Flex 8 (IX-8)

SPECIAL

- Civic (CV)
- Campus (CM)

OVERLAY DISTRICTS

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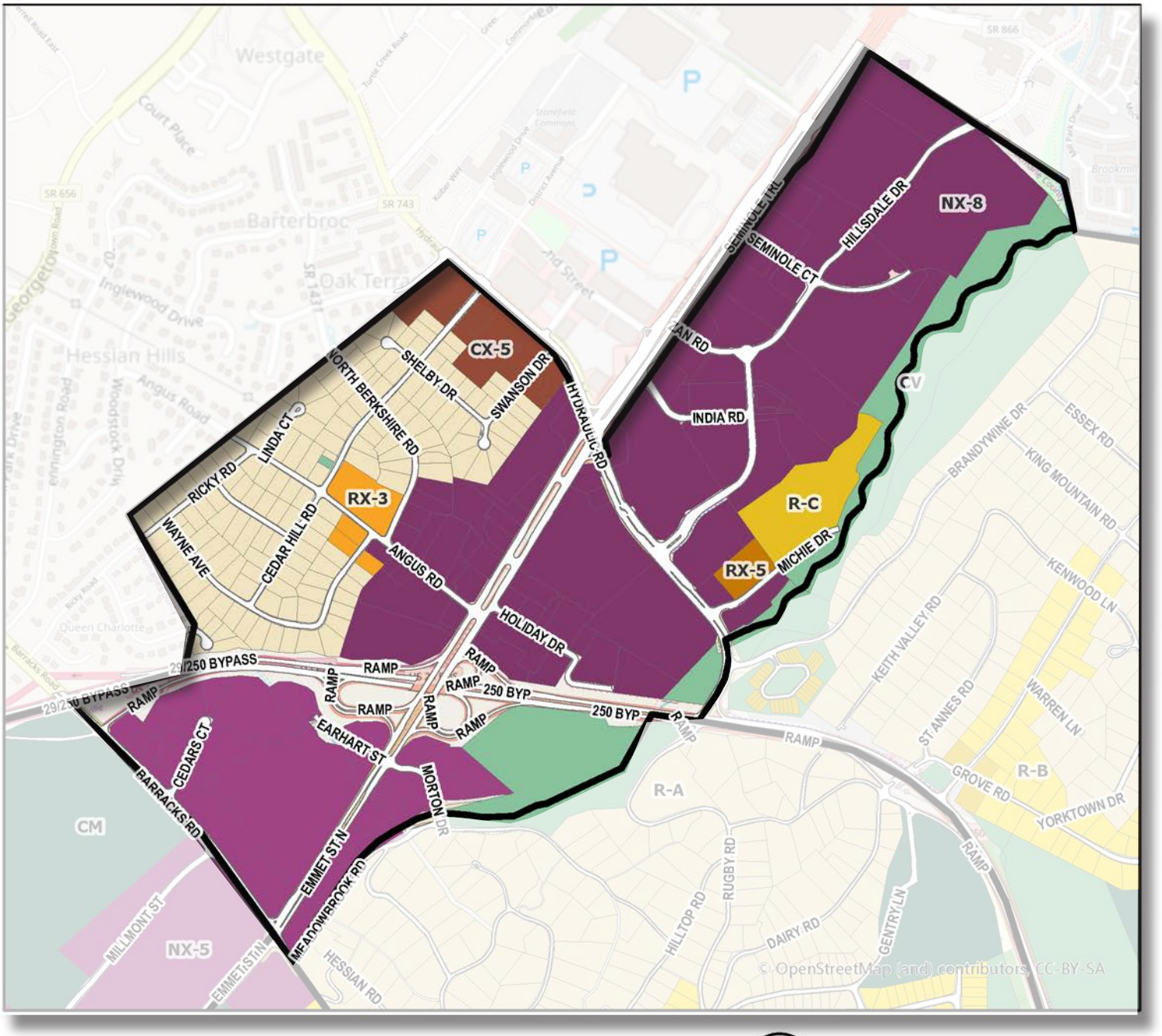

0 0.13 0.25 Miles

NORTH DOWNTOWN

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

INDUSTRIAL

- M-I M-I
- IC Industrial Corridor

MIXED USE

- D Downtown Corridor
- DE Downtown Extended Corridor
- DN Downtown North Corridor
- WME West Main East Corridor
- WMW West Main West Corridor
- CC Central City Corridor
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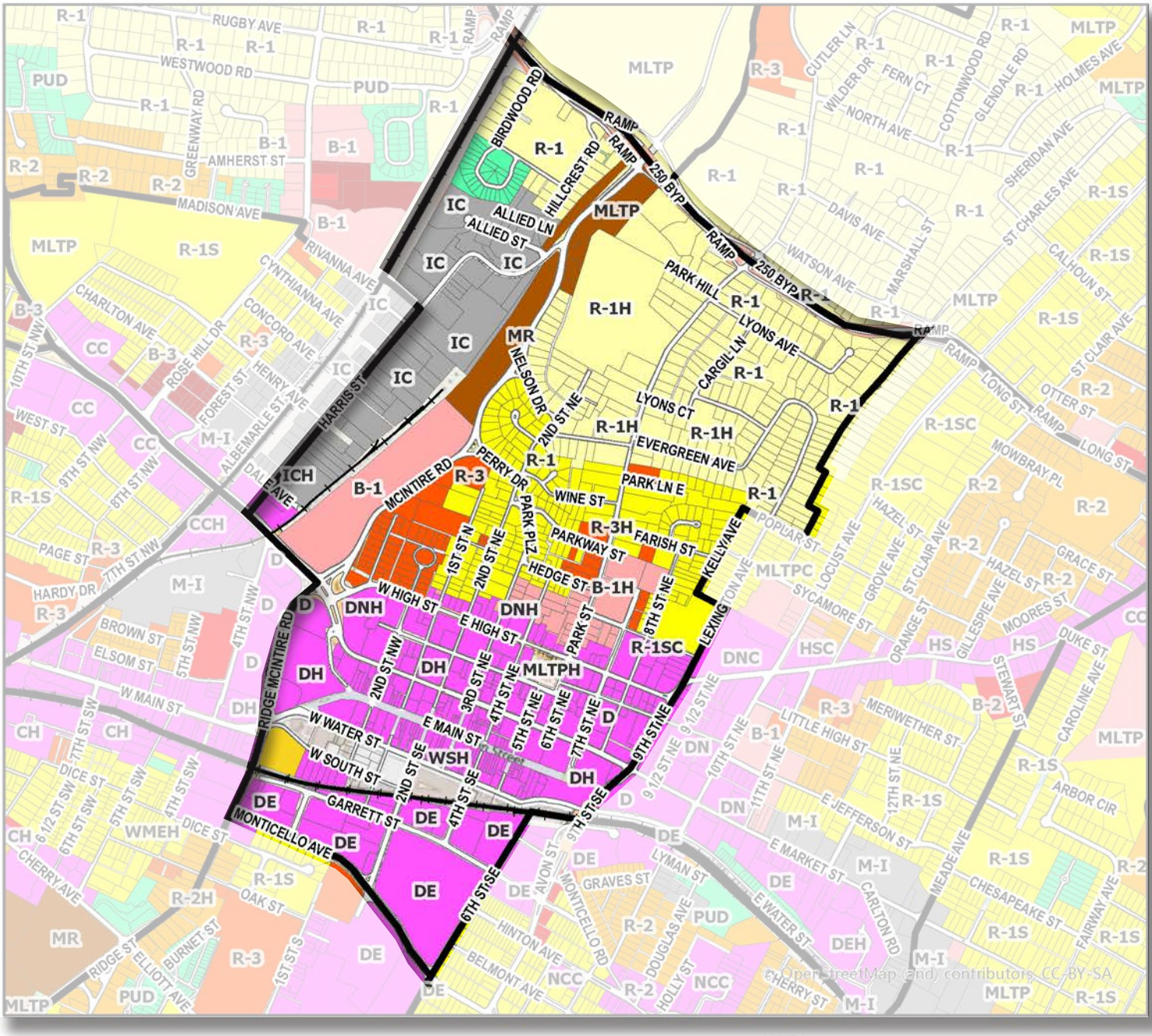

Proposed Zoning Districts

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- Residential C (R-C)

RESIDENTIAL MIXED-USE

- Residential Mixed Use 3 (RX-3)
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CORRIDOR MIXED-USE

- Corridor Mixed Use 3 (CX-3)
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- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
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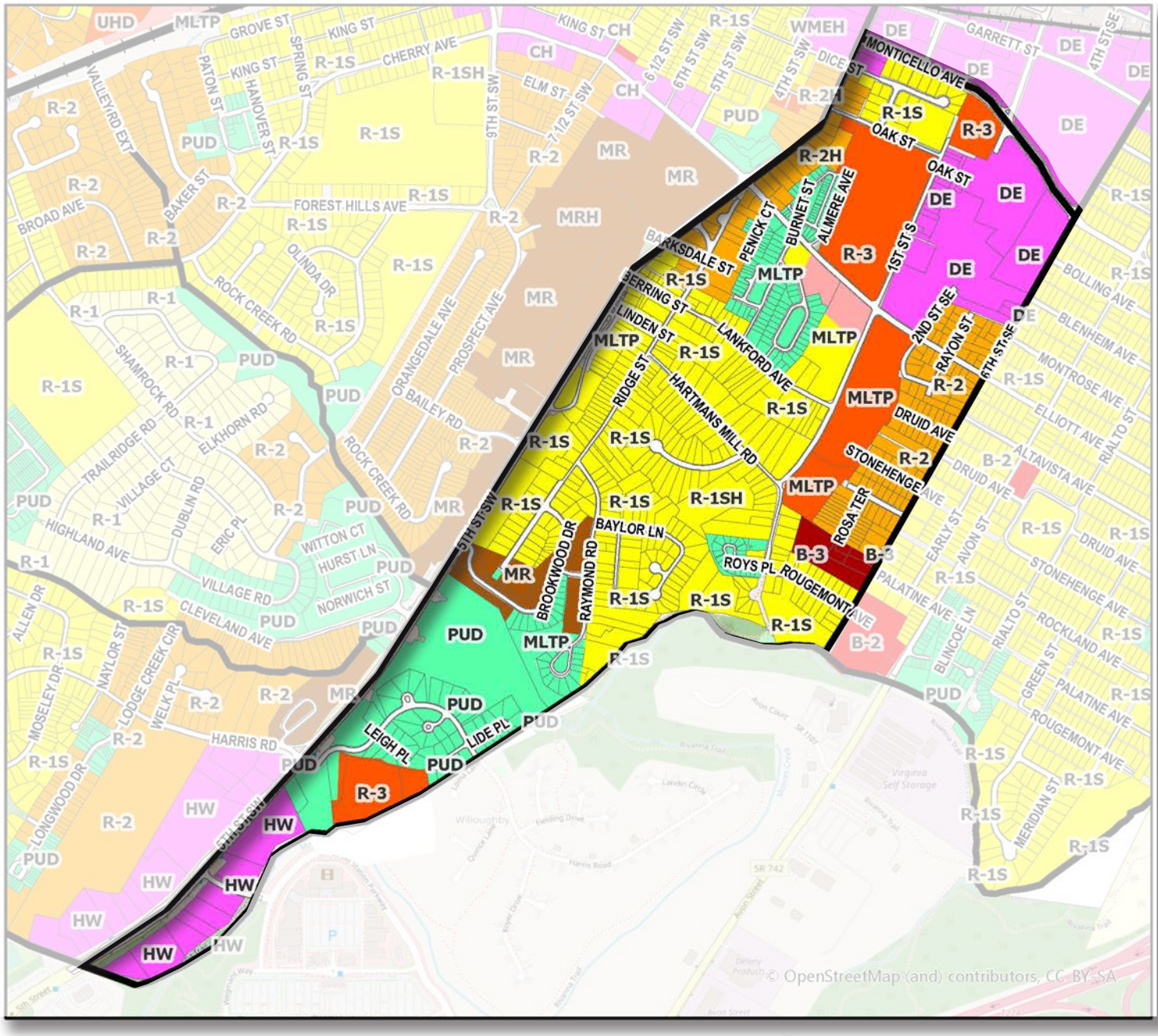

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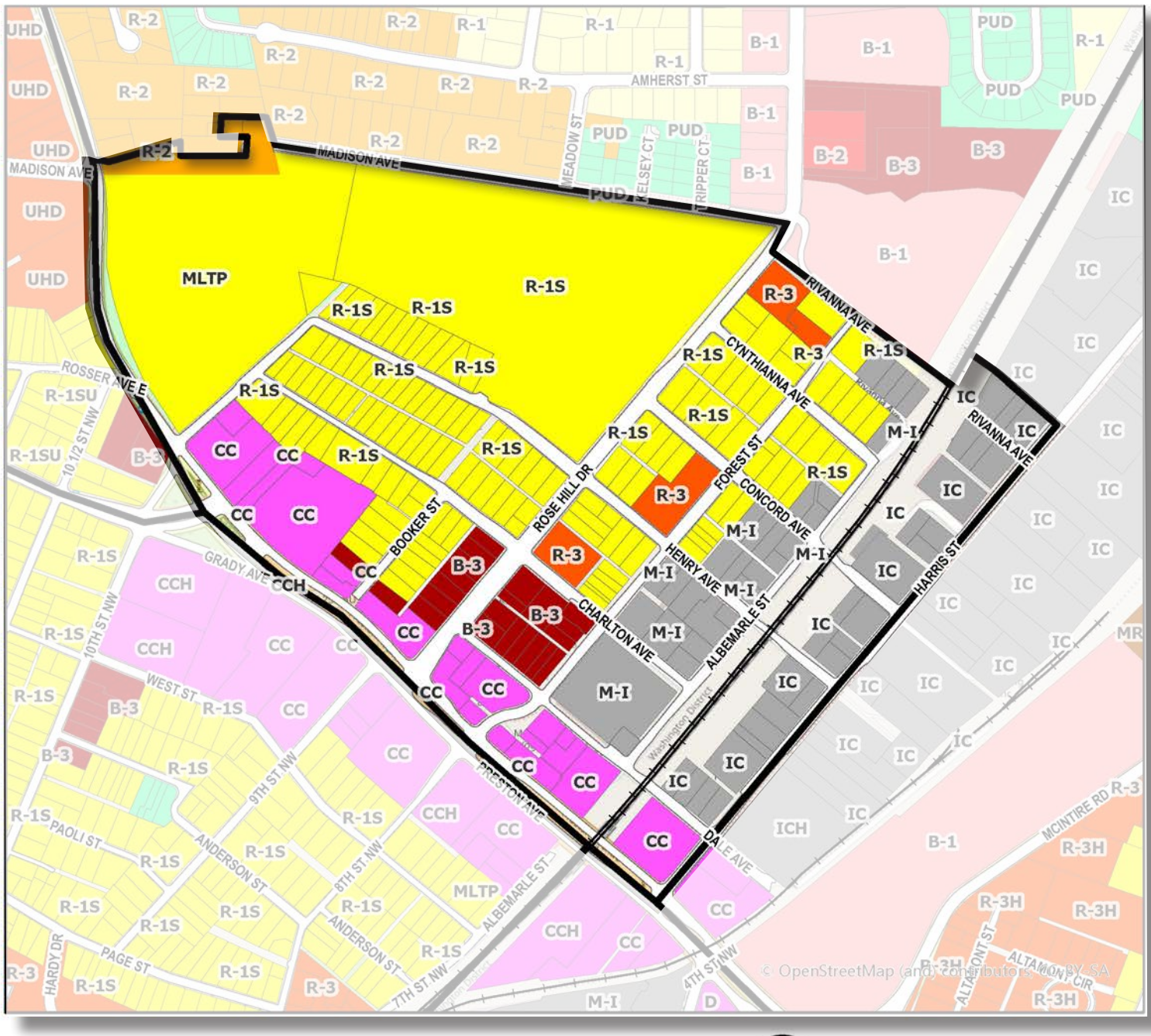

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0 0.05 0.1 Miles

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- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
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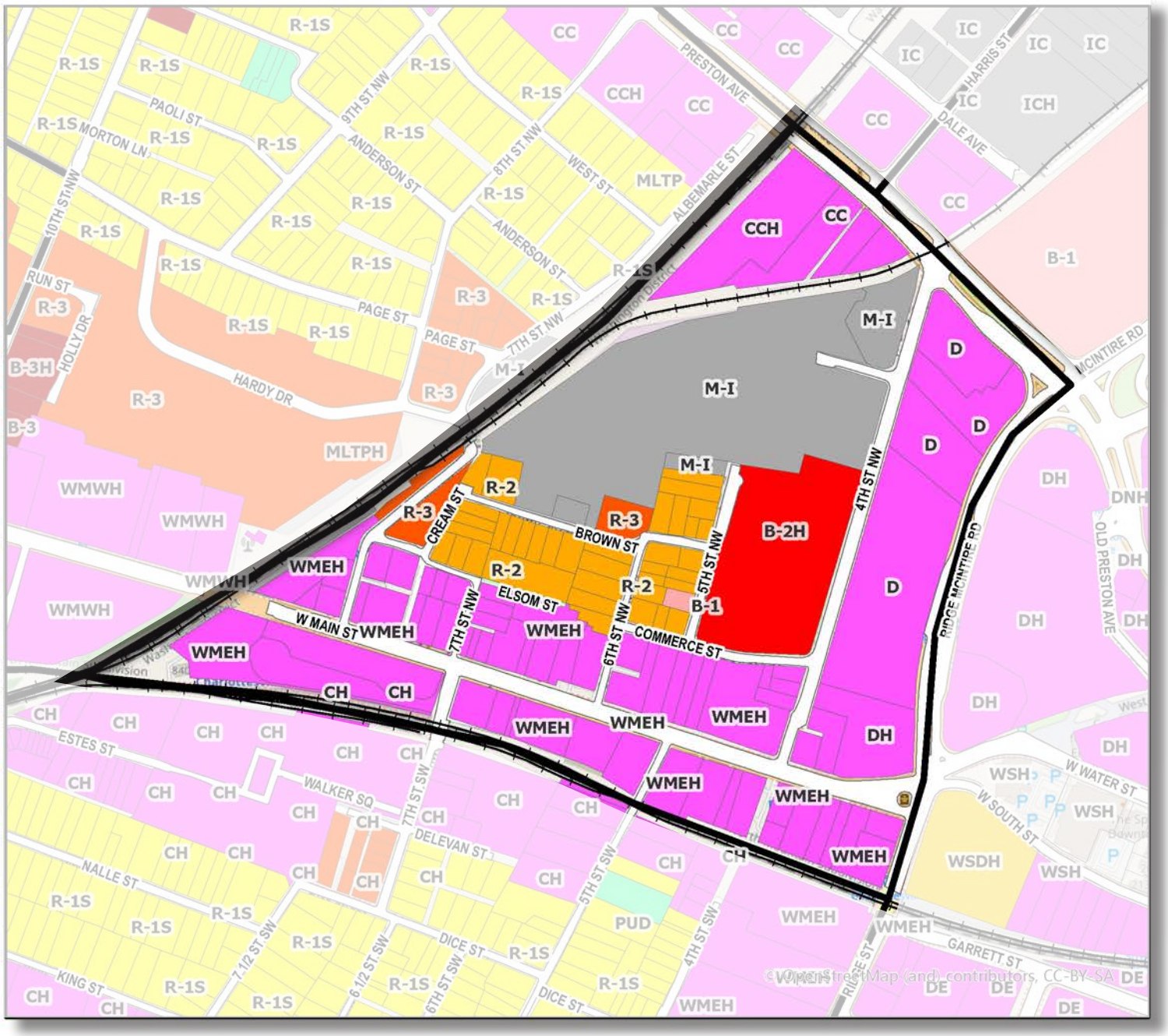

0 0.05 0.1 Miles

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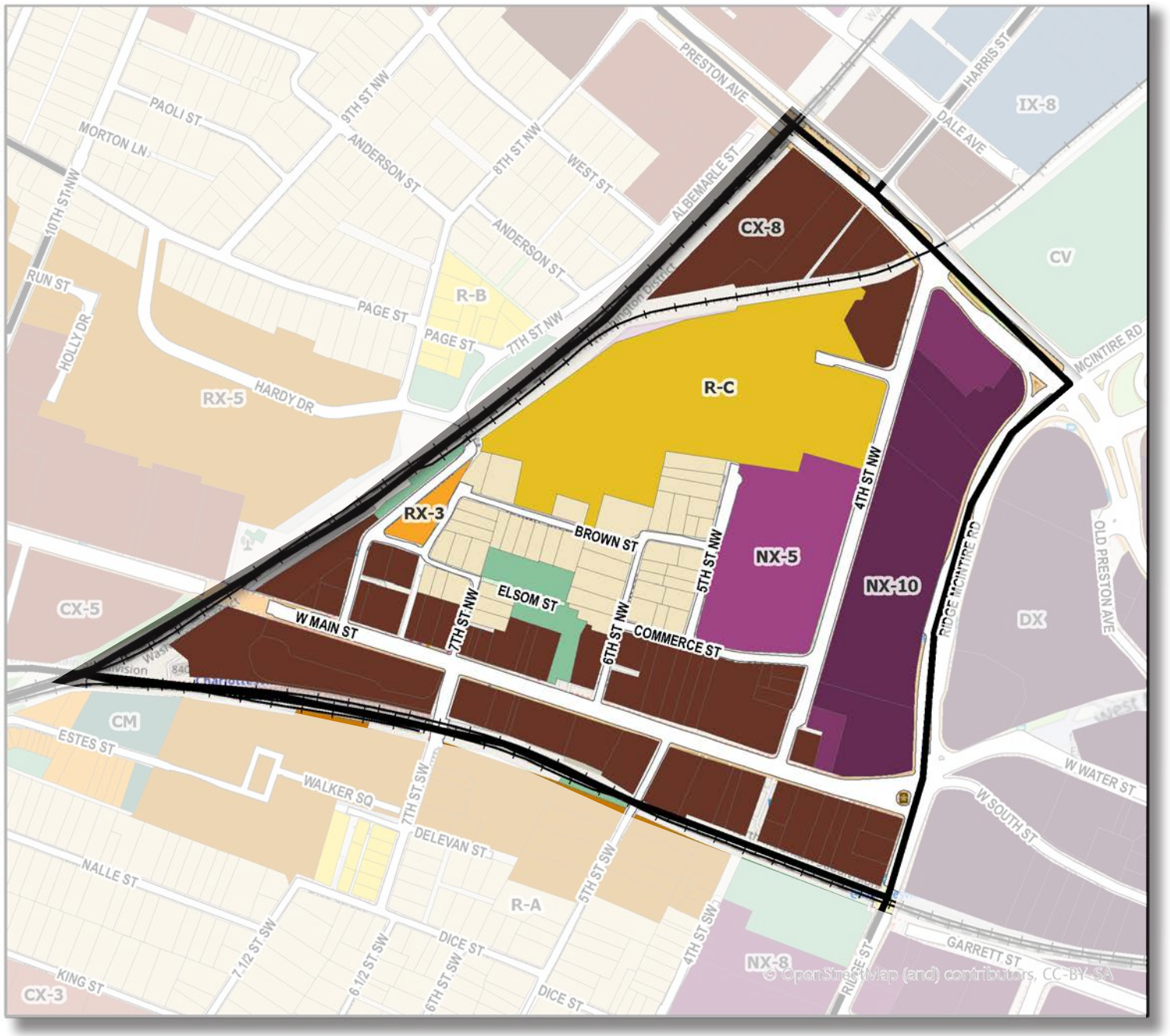

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RESIDENTIAL

- R-1
- U R-1U
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- U R-1SU
- R-2
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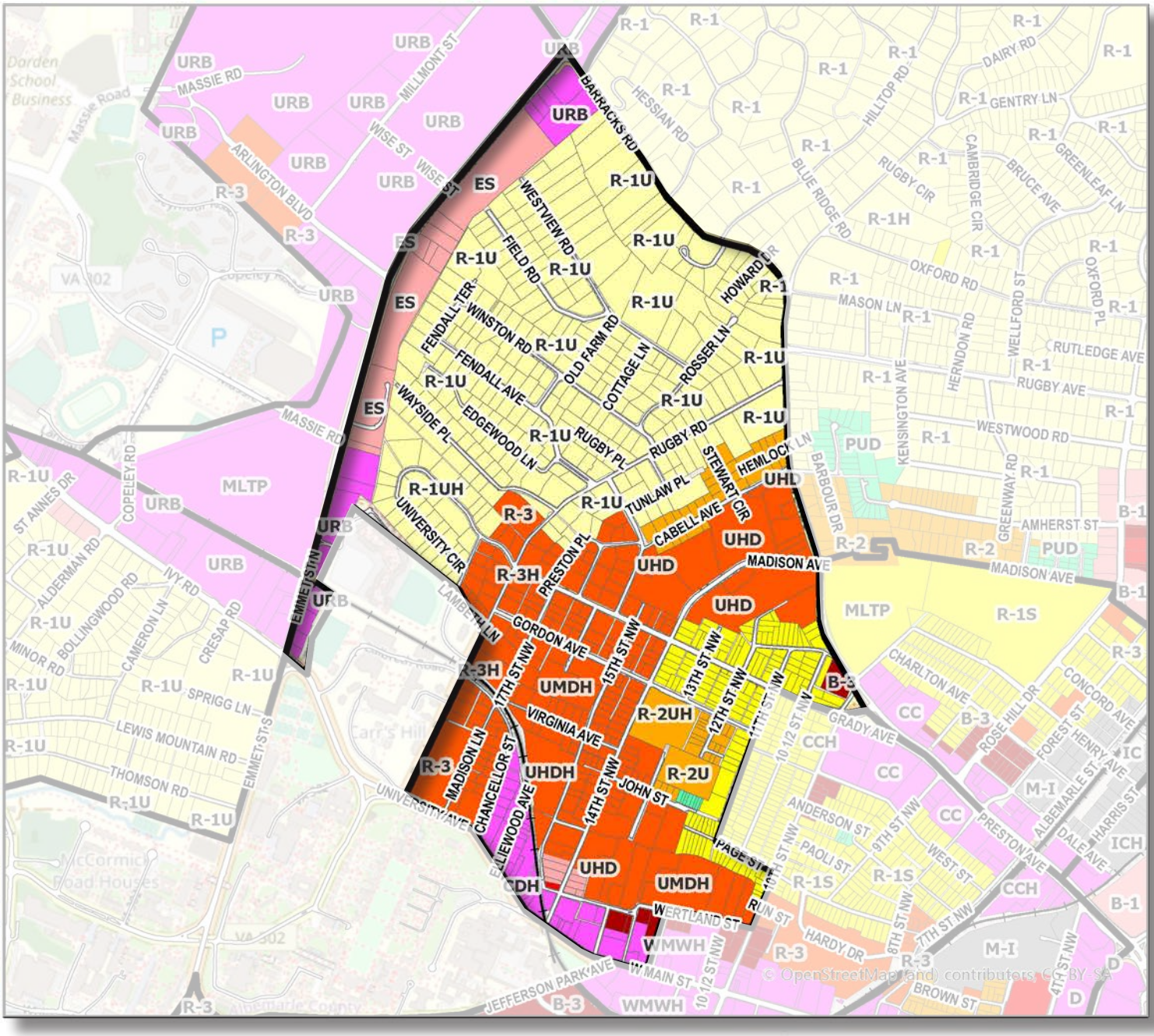

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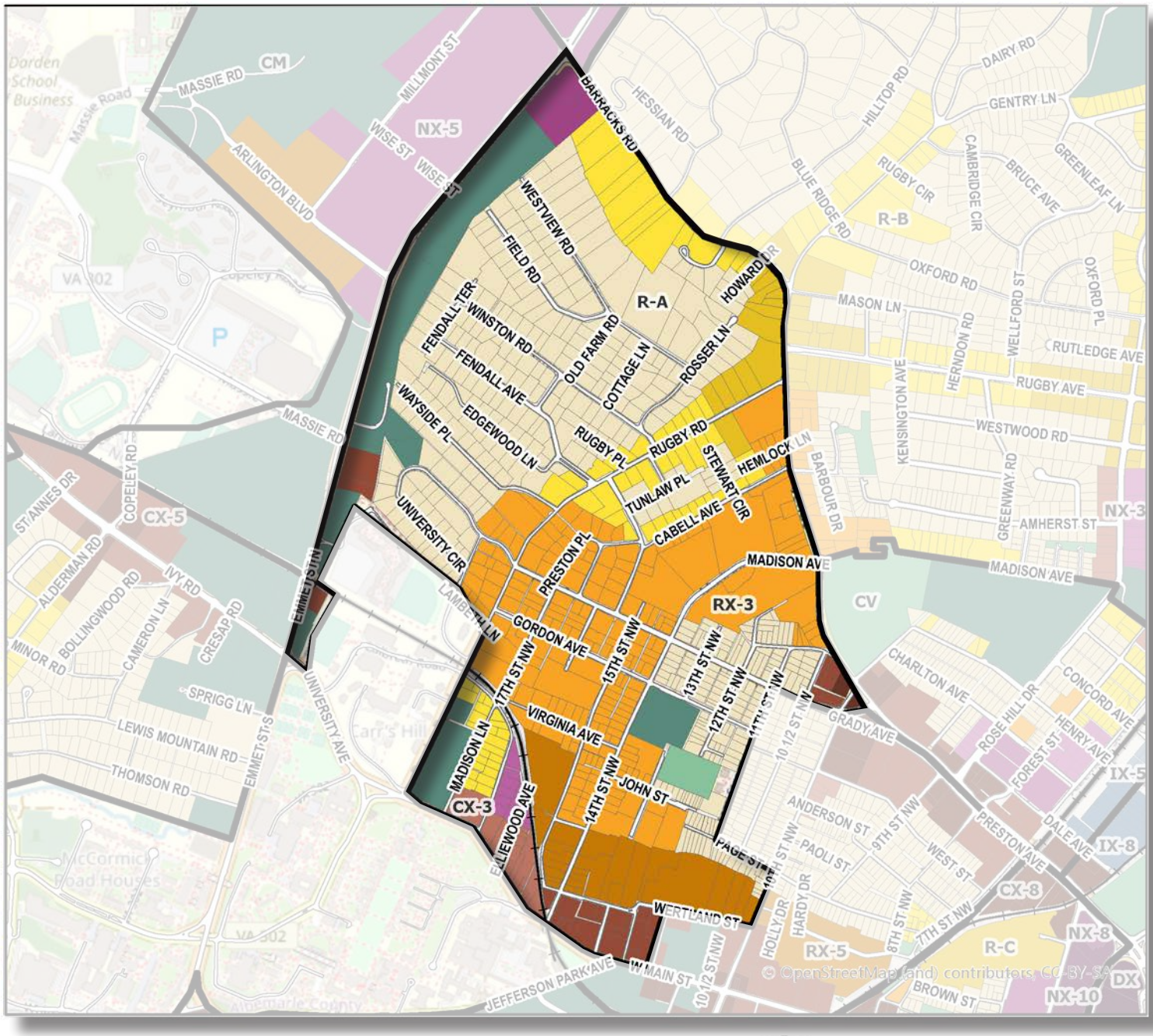

WOOLEN MILLS

Current Zoning Districts

RESIDENTIAL

- R-1
- U R-1U
- R-1S
- U R-1SU
- R-2
- U R-2U
- R-3
- UMD University Medium Density
- UHD University High Density
- MR McIntire-5th Residential
- Planned Unit Development

COMMERCIAL

- B-1
- B-2
- B-3
- ES Emmet Street Commercial

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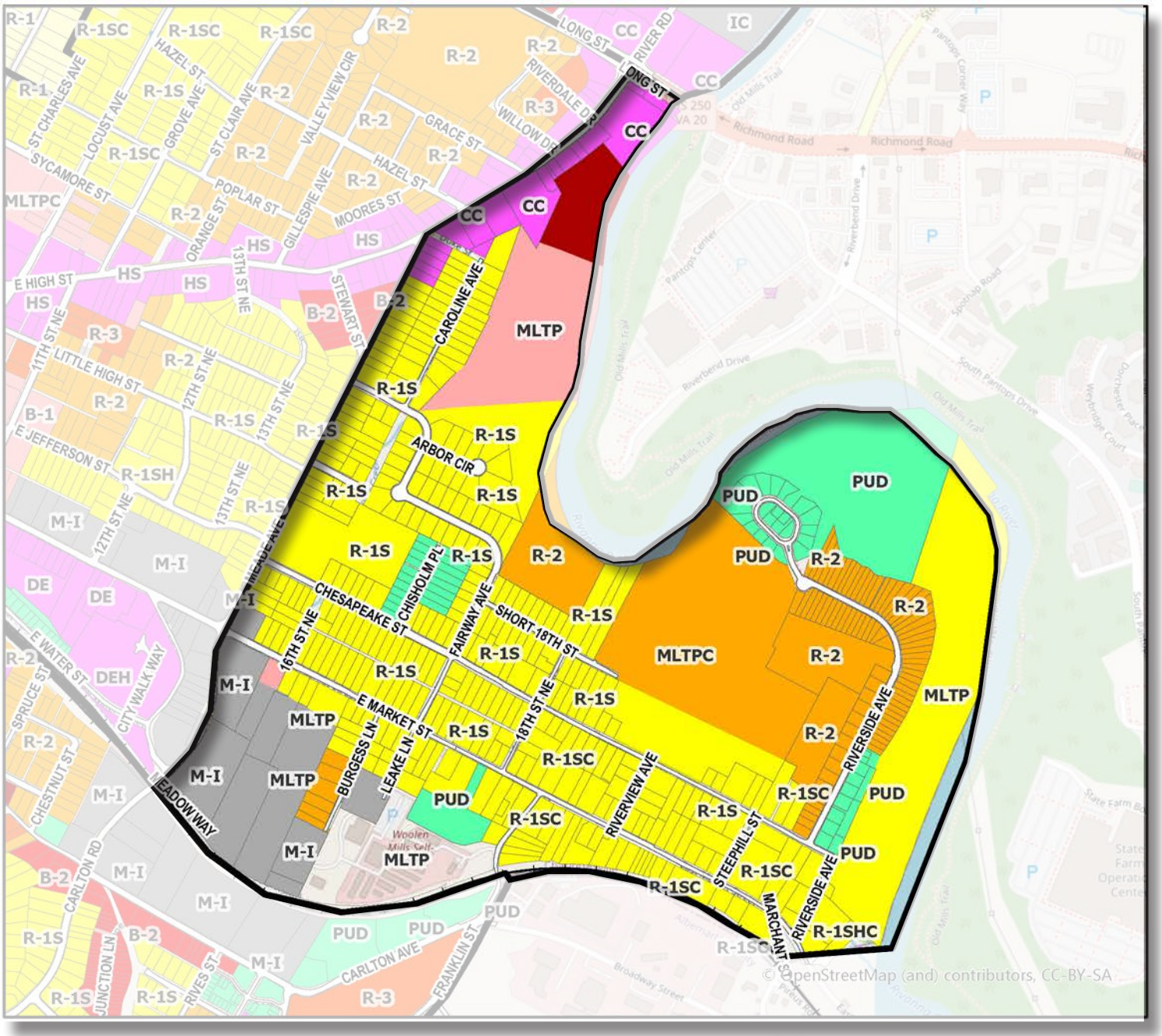
LONG ST
CC
IC
RIVER RD
Richmond Road
CAROLINE AVE
MLTP
R-1S
ARBOR CIR
PUD
R-2
MLTPC
CHESAPEAKE ST
CHISHOLM PL
FAIRWAY AVE
SHORT 18TH ST
16TH ST NE
E MARKET ST
BURGESS LN
LEAKE LN
MEADOW WAY
RIVERVIEW AVE
STEEPHILL ST
RIVERSIDE AVE
MARCHANT
R-1SC
R-1SH
M-I
DE
DEH
HS
B-2
R-3
MOORES ST
GILLESPIE AVE
HAZEL ST
GROVE AVE
ST CHARLES AVE
LOCUST AVE
ST CLAIR AVE
VALLEY VIEW CIR
GRACE ST
WILLOW DR
RIVERDALE DR
SYCAMORE ST
POPLAR ST
ORANGE ST
13TH ST NE
STEWART ST
E HIGH ST
LITTLE HIGH ST
E JEFFERSON ST
12TH ST NE
11TH ST NE
E WATER ST
CITY WALK WAY
SPRUCE ST
CHESTNUT ST
CARLTON RD
JUNCTION LN
RIVES ST
CARLTON AVE
FRANKLIN ST
Old Mills Trail
Riverbend Drive
South Pantops Drive
Spotnap Road
Pantops Center
Pantops Corner Way
Woolen Mills Golf
R-1R-1SC
R-1SC
R-1SC
R-2
R-2
R-2
R-1
R-1S
R-2
R-2
R-3
R-2
R-2
R-2

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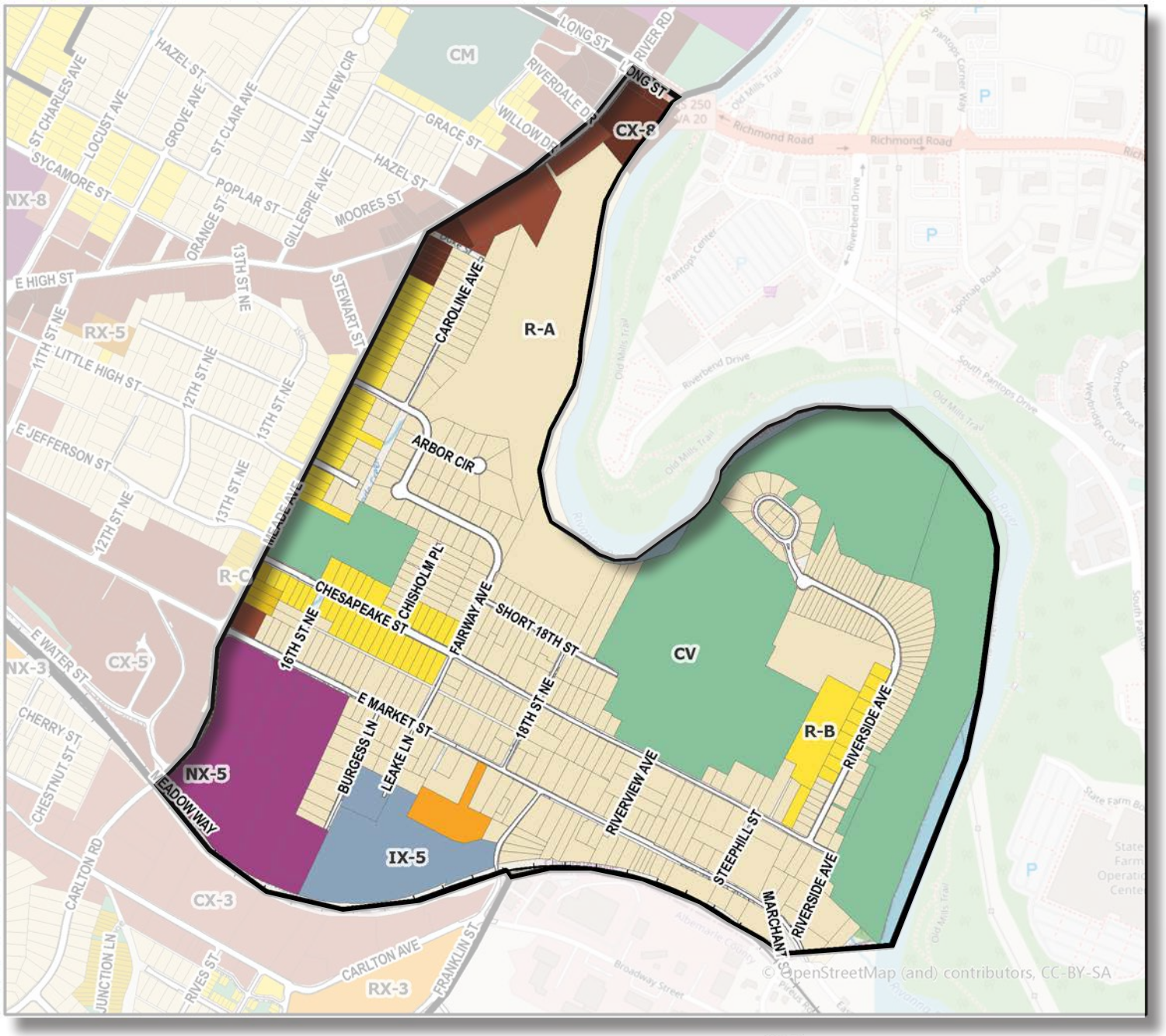

APPENDIX: ZONING MAP CREATION CRITERIA

The zoning map is based on the Future Land Use Map, which is found in the Comprehensive Plan. You can view the Future Land Use Map here [PDF file]. In the table below, you can see how land use categories from the Future Land Use Map were translated to zoning districts using specific criteria.

LAND USE	ZONING DISTRICT	CRITERIA
RESIDENTIAL		
General Residential	R-A	Applied to all parcels in land use category.
Medium Intensity Residential	R-B	Applied to all parcels in land use category unless criteria met below.
	R-C	▪ Within ~600 ft of key intersections based on the STW plan (neighborhood A streets and up) ▪ Fronting a Mixed Use A street ▪ Corner lots at lower intensity intersections (neighborhood B streets) ▪ Townhomes ▪ Larger non-residential or vacant lots
Higher Intensity Residential	RX-3	Applied to all parcels in land use category unless criteria met below.
	RX-5	▪ Adjacent to a Urban Mixed Use Corridor/Node except when block is primarily house scale ▪ Fronting a Mixed Use A street ▪ Existing 4+ story building
MIXED USE		
Neighborhood Mixed Use Corridor	CX-3	Applied to all parcels in land use category unless criteria met below.
	CX-5	▪ Adjacent to a Urban Mixed Use Corridor/Node ▪ Existing 4+ story building
Urban Mixed Use Corridor	CX-5	Applied to all parcels in land use category unless criteria met below.
	CX-8	▪ Key intersections ▪ Adjacent to Downtown
Neighborhood Mixed Use Node	NX-3	Applied to all parcels in land use category unless criteria met below.
	NX-5	▪ Adjacent to a Urban Mixed Use Corridor/Node or Business/Tech Mixed Use ▪ Existing 4+ story building
Urban Mixed Use Node	NX-8	Applied to all parcels in land use category unless criteria met below.
	NX-10	Fronting a Downtown street
Downtown Core	DX	Applied to all parcels in land use category.
Business and Technology Mixed Use	IX-5	Applied to all parcels in land use category unless criteria met below.
	IX-8	Adjacent to a Urban Mixed Use Corridor/Node
SPECIAL		
Open Spaces and Parks Cemetery Civic	CV	Applied to all parcels in land use category.
Education UVA	CM	Applied to all parcels in land use category.